

Municipality of Lakeshore

Regular Council Meeting Agenda



Tuesday, February 6, 2024, 6:00 PM
Council Chambers, 419 Notre Dame Street, Belle River

Pages

1. Call to Order
2. Land Acknowledgement
3. Moment of Reflection
4. Disclosures of Pecuniary Interest
5. Public Meetings under the Planning Act
 1. Zoning By-law Amendment File ZBA-01-2024 initiated by Lakeshore regarding Secondary Farm Dwellings 4

Recommendation:
Approve Zoning By-law Amendment Application ZBA-01-2024 (Zoning By-law 2-2012, as amended), to update the definition of Secondary Farm Dwelling to include permanent secondary farm dwelling on lots 40 hectares or greater in area; and

Direct the Clerk to read By-law 19-2024 during the Consideration of By-laws, all as presented at the February 6, 2024 Council meeting.
6. Delegations
 1. Proposed County of Essex Modifications to Council-Adopted Official Plan, (OPA No. 16) March 2021 10

Recommendation:
Endorse the proposed Modifications to the Lakeshore Official Plan Review (adopted by Council as Official Plan Amendment No. 16) dated January 31, 2024, and attached as Attachment 1; and

Direct Administration to advise the County of Essex of this endorsement, all as presented at the February 6, 2024 Council meeting.

 1. Greg Bender, WSP

7. **Reports for Information**

8. **Reports for Direction**

1. **Delegation of Minor Zoning By-law Amendments**

77

Recommendation:

Direct Administration prepare a report to Council to consider amending the Official Plan to allow for minor zoning by-law amendments to be delegated to either a Committee of Council or an individual under Section 39 of the *Planning Act*, and

Direct Administration prepare a by-law to authorize the delegation of minor zoning by-law amendments related to consent to sever surplus farm dwelling applications to the Committee of Adjustment, all as presented at the February 6, 2024 Council meeting.

9. **Consideration of By-laws**

Recommendation:

By-law 19-2024 be read and passed in open session on February 6, 2024.

1. **By-law 19-2024, Being a By-law to amend By-law 2-2012, Housekeeping Amendment of the Zoning By-law for the Municipality of Lakeshore (ZBA-01-2024)**

94

10. **Closed Session**

Recommendation:

Council move into closed session in Council Chambers at ____ PM in accordance with:

- a. Paragraph 239(2)(e), (f) and (k) of the *Municipal Act, 2001* to discuss litigation affecting the municipality, advice that is subject to solicitor-client privilege and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality regarding Ontario Land Tribunal Appeal of Zoning By-law Amendment ZBA-14-2023.
- b. Paragraph 239(2)(e), (f) and (k) of the *Municipal Act, 2001* to discuss litigation affecting the municipality, advice that is subject to solicitor-client privilege and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality regarding Ontario Land Tribunal Appeal of Minor Variance Application A/32/2023 (1610 County Road 22).

11. Adjournment

Recommendation:

Adjourn the meeting at ____ PM.

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Community Planning



To: Mayor & Members of Council

From: Tammie Ryall, RPP, Corporate Leader – Growth and Sustainability

Date: January 12, 2024

Subject: Zoning By-law Amendment File ZBA-01-2024 initiated by Lakeshore regarding Secondary Farm Dwellings

Recommendation

Approve Zoning By-law Amendment Application ZBA-01-2024 (Zoning By-law 2-2012, as amended), to update the definition of Secondary Farm Dwelling to include permanent secondary farm dwelling on lots 40 hectares or greater in area; and

Direct the Clerk to read By-law 19-2024 during the Consideration of By-laws, all as presented at the February 6, 2024 Council meeting.

Background

Administration has identified an inconsistency between the definitions and regulations related to Secondary Farm Dwellings within Zoning By-law 2-2012.

The general definition provided under Section 4.70 f) of By-law 2-2012 defines a Secondary Farm Dwelling as “a dwelling unit that is used for temporary housing of seasonal farm labour and their families and may include a mobile home”.

However, a separate provision provided under Section 6.49 (General Provisions) of By-law 2-2012 states that “a secondary farm dwelling shall only be permitted where the size and nature of the agricultural operation requires additional employment, and the secondary farm dwelling shall only be used for full time farm help.”

There is an inconsistency between these two sections of the By-law as the definition under Section 4.70 f) defines a Secondary Farm Dwelling as being used for “temporary housing of seasonal farm labour,” while the provision under Section 6.49 requires that a Secondary Farm Dwelling only be used for full time farm help.

This inconsistency presents a challenge for Administration, particularly the Building Division, when interpreting the Zoning By-law in relation to applications for permanent housing of full time farm labour. A Zoning By-law Amendment is required to provide clear regulations for both permanent and temporary accommodations for full time and seasonal farm workers.

At the November 7, 2023 Council meeting, the following motion was passed by Council.

Steps to permit Accessory Dwelling Units in Agricultural Areas 321-11-2023

Direct Administration to prepare a report to Council to initiate the required Official Plan and Zoning By-law amendment processes and associated consultation required to consider Accessory Dwelling Unit policies and regulations, as presented at the November 7, 2023 Regular Council meeting.

Carried

It is noted that this report and the proposed zoning changes relate to second dwellings associated with farming. In keeping with the motion above, the report to be considered on the Official Plan review at this meeting (Official Plan Amendment OPA # 16) will include discussion on accessory dwelling units in all areas of Lakeshore including the Agricultural areas.

Comments

Provincial Policy Statement

Section 2.3.3.1 of the Provincial Policy Statement (2020) (the “PPS”) permits agricultural uses, agriculture-related uses and on-farm diversified uses within prime agricultural areas in Ontario. The definition for agricultural uses under Section 6.0 of the PPS includes accommodation for full-time farm labour “when the size and nature of the operation requires additional employment.” Section 2.3.3.1 also states that any proposed agriculture-related uses and on-farm diversified uses “shall be compatible with, and shall not hinder, surrounding agricultural operations.”

Section 2.3.3.2 of the PPS states that all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards in prime agricultural areas.

Under Section 2.3.4.3 of the PPS new lot creation for residential purposes is not permitted except in cases where a residence is rendered surplus as a result of farm consolidation.

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) provides guidance on how to interpret the permitted agricultural use policies in the PPS within their Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas document (the “Guidelines”). Section 2.1.1 of the Guidelines (PPS Criteria for Agricultural Uses) further directs:

- 1) That accommodations for full-time farm labour are permitted in prime agricultural areas when the size and nature of the farm operation requires additional labour on a year-round basis for day-to-day operation of the farm or on a seasonal basis over an extended growing season;
- 2) Where possible, housing for full-time farm labour should be located within the farm building cluster to minimize impacts on agriculture;

- 3) Severance of land with housing for farm labour is not permitted as land division will lead to fragmentation of the agricultural land base and can affect the future viability of agriculture over the long term; and,
- 4) For farms in prime agricultural areas that require temporary workers for only a few weeks a year (i.e., farms that do not require day-to-day or extended seasonal labour), alternate forms of housing to a new permanent structure must be provided.

Section 2.1.1 of the Guidelines also recommends that farmers consider alternatives to building new, separate, permanent dwellings for farm help. Possible alternatives include second dwelling units within an existing building on a farm, temporary structures (such as trailers or portable dwelling units), or existing dwellings on parcels of land that is part of the extended farm operation (or located in a nearby settlement area or rural lot).

County of Essex Official Plan

Section 3.3.3.5 of The County of Essex Official Plan permits accessory farm accommodation for full time or seasonal farm help within the Agricultural designation, provided:

- 1) The size and/or nature of the farm operations makes the employment of such help necessary;
- 2) Such additional dwellings do not have a significant effect on the tillable area of the farm or its viability;
- 3) Accessory farm accommodations are permitted in the local Official Plan; and,
- 4) The lands are appropriately zoned.

Section 3.3.3.5 also indicates that the preferred method of accommodating accessory farm accommodations is within temporary structures (i.e., garden suites). Future severances of the lands that contain the accessory farm accommodation is prohibited.

Lakeshore Official Plan

The Lakeshore Official Plan (2010) permits agricultural uses, agriculturally-related uses and secondary agricultural uses within in the Agricultural designation. This generally includes uses related to growing of crops, raising of livestock, as well as associated on-farm buildings including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Section 6.2.1 b) of the Lakeshore Official Plan permits a secondary farm residence within the agricultural designation, provided the secondary farm residence:

- 1) Is on the same lot;
- 2) Is accessory to the main farm operation;
- 3) Is used for full-time farm help; and,
- 4) Servicing is adequate.

A consent for land division for the secondary farm residence is not permitted within the agricultural designation. The accommodation of seasonal or temporary farm help may include the use of bunkhouses or mobile homes.

Zoning By-law

The definition of secondary farm dwelling under section 4.70 f) (Definitions) of By-law 2-2012 includes “a dwelling unit that is used for temporary housing of seasonal farm labour and their families and may include a mobile home”. This definition does not contemplate the permanent housing of full-time farm labour as discussed in the Lakeshore Official Plan.

The Agriculture zone in By-law 2-2012 permits a range of agricultural uses and agriculture related uses, including secondary farm dwellings. Under section 6.49 of By-law 2-2012, a secondary farm dwelling is permitted provided it meets the following provisions:

- 1) The size and nature of the agricultural operation requires additional employment, and the secondary farm dwelling shall only be used for full time farm help;
- 2) The secondary farm dwelling is located on the same lot and accessory to the main dwelling;
- 3) servicing is provided to the satisfaction of the appropriate approval authority;
- 4) Consent for land division for a secondary farm dwelling shall not be permitted; and,
- 5) A secondary farm dwelling may include the use of bunkhouses or mobile homes.

These provisions are somewhat inconsistent with the definition as provided in the Zoning By-law in that they contemplate the housing as permanent, and intended for full-time farm help.

Conclusion

There is currently an inconsistency in By-law 2-2012 regarding the definition of Secondary Farm Dwellings and the allowance for accommodation for full time farm labour.

Zoning By-law Amendment 19-2024 seeks to address this inconsistency by:

- 1) Updating the definition of “Bunkhouse” under Section 4.0 of By-law 2-2012 to “a building used for the accommodation of seasonal farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunkhouse is located on a farm.”
- 2) Updating the definition of Secondary Farm Dwelling under Section 4.0 of By-law 2-2012 to “a dwelling that is used for housing of full-time farm labour and their families.” Thereby removing the term “temporary” used in the previous definition, while also replacing “seasonal farm labour” with “full-time farm labour”. This corrects the definition to better align with the policies of the PPS, County of Essex and Lakeshore Official Plans and the provisions under Section 6.49 of the By-law.
- 3) Introducing a new definition to Section 4.0 of By-law 2-2012 for “Seasonal Farm Accommodation” to assist with clarity and interpretation of the Zoning By-law as it relates to temporary accommodations for seasonal farm workers. The proposed

definition for Seasonal Farm Accommodation is as follows:

SEASONAL FARM ACCOMMODATION – shall mean a dwelling that is used for temporary housing of seasonal farm labour and their families and may include a mobile home.

- 4) Updating Section 6.49 of By-law 2-2012 (Secondary Farm Dwellings) to include provisions for both Secondary Farm Dwellings and Seasonal Farm Accommodation to differentiate between permanent accommodation for full-time farm workers and temporary accommodation for seasonal farm workers. This is addressed by:
 - a. Permitting Secondary Farm Dwellings for agricultural operations where the size and nature of the operation requires additional employment and the secondary farm dwelling is used only for full time farm help;
 - b. Prohibiting the use of bunkhouses or mobile homes for Secondary Farm Dwellings, thereby restricting Secondary Farm Dwellings to permanent structures on the same lot and accessory to the main dwelling;
 - c. Permitting Seasonal Farm Accommodations for agricultural operations where the size and nature of the operation requires additional employment and the seasonal farm accommodation is used for farm help.
 - d. Permitting the use of bunkhouses or mobile homes for Seasonal Farm Accommodations.

In addition, the new provisions prohibit consents for land division for both Secondary Farm Dwellings and Seasonal Farm Accommodations to protect against potential fragmentation of the agricultural system.

- 5) Amending “Section 7.1 - Permitted Uses Table” of By-law 2-2012 to include Seasonal Farm Accommodation under (b) Agricultural and Rural Uses in order to include it as a permitted use in the Agriculture (A) zone.
- 6) Amending the Zone Regulations table under Section 9.0 of By-law 2-2012 to include a minimum lot area requirement of 40.0 ha for a Secondary Farm Dwelling. The intent of this minimum lot area requirement is to restrict the use of Secondary Farm Dwellings to those agricultural operations that are large enough to require additional employment and to minimize impacts and fragmentation of the agricultural system.

A minimum lot area of 40 hectares is in keeping with the size of farm parcels in the Official Plan (as amended by OPA # 16). The lot creation policies state that the minimum area of the retained and severed parcels will be approximately 40 hectares (Section 6.2.3 a) i).

The corrections brought forward through Zoning By-law Amendment 19-2024 are consistent with the policies of the Provincial Policy Statement, County of Essex Official Plan and Lakeshore Official Plan as they contemplate permanent accommodation for full-time farm labour, and temporary accommodation for seasonal farm labour. In

addition, the introduction of the minimum lot area requirement for the Secondary Farm Dwelling use ensures that new permanent accommodations for full time farm help will only occur on lots that are large enough to require additional employment and that impacts to the broader agricultural system are minimized.

Administration recommends that Council approve Zoning By-law Amendment 19-2024 to correct the existing inconsistency in By-law 2-2012 and align the definitions and regulations of Secondary Farm Dwellings with the PPS, Essex Official Plan and Lakeshore Official Plan.

This report was prepared by Matt Alexander, WSP on behalf of the Municipality of Lakeshore.

Others Consulted

Notice was given to agencies and the general public as required under the provisions of the *Planning Act* and Regulations. As of the writing of this report, no written submissions have been received from members of the public.

Financial Impacts

The costs incurred for the consultant to provide services relating to the preparation of this Report and By-law are covered under the Development Services budgeted consulting account.

Report Approval Details

Document Title:	Zoning By-law Amendment File ZBA-01-2024 initiated by Lakeshore Secondary Farm Dwellings.docx
Attachments:	
Final Approval Date:	Feb 1, 2024

This report and all of its attachments were approved and signed as outlined below:

Prepared by Tammie Ryall

Approved by Justin Rousseau and Truper McBride

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Community Planning



To: Mayor & Members of Council

From: Tammie Ryall MCIP, RPP, Corporate Leader Growth & Sustainability

Date: January 31, 2024

Subject: Proposed County of Essex Modifications to Council-Adopted Official Plan, (OPA No. 16) March 2021

Recommendation

Endorse the proposed Modifications to the Lakeshore Official Plan Review (adopted by Council as Official Plan Amendment No. 16) dated January 31, 2024, and attached as Attachment 1; and

Direct Administration to advise the County of Essex of this endorsement, all as presented at the February 6, 2024 Council meeting.

Background

In March 2021, Council adopted the Official Plan review for the Municipality of Lakeshore (Official Plan Amendment No. 16). The adoption followed an extensive public, stakeholder and agency engagement process which included Public Information Centres (PICs), engagement and a formal Public Meeting. A detailed review of the process undertaken in the preparation of the revised Official Plan was provided to Council and the public by way of earlier reports.

Subsequent to Council's adoption of the Official Plan Amendment No. 16, the document was forwarded to the County of Essex (Approval Authority) for review and approval. As part of the review process, the County of Essex Planning Department engaged in further circulation and discussions with the local Conservation Authorities and the County Infrastructure Department regarding the policies contained in the Official Plan document.

Through this review process, over 60 proposed modifications to the revised Official Plan were identified by County Planning (see Attachment 1). These proposed modifications were developed in consultation with Lakeshore Administration. Many of these are minor in nature to correct wording, clarify intent and to correct mapping errors.

County Planning has requested that these proposed modifications be reviewed with Council in order to seek its endorsement prior to the Official Plan amendment No. 16,

with modifications, being approved by the County. It is a common practice for the approval authority to seek Council endorsement of proposed changes.

Accordingly, Attachment 2 provides a chart with the requests and Administrations' comments/responses. The chart represents a distillation of the numerous comments that were brought forward.

Additional Residential Units (ARUs)

At the November 7, 2023 Regular Council Meeting, the following Motion was passed:

32-11-2023

Direct Administration to prepare a report to Council to initiate the required Official Plan and Zoning By-law amendment processes and associated consultation required to consider Accessory Dwelling Unit policies and regulations, as presented at the November 7, 2023 Regular Council meeting.

Related to this, the October 24, 2023 Regular Council Meeting, the following Motion was passed:

311-10-2023

Direct Administration to bring a report to the next Council meeting regarding the necessary steps required to make a Zoning By-law change and/or amendment to the Official Plan to permit ADUs in agricultural zones and currently allowed in urban setting due to provincial changes.

In November 2022, the province passed the "More Homes Built Faster Act", Bill 23, which gave as-of-right permissions for up to **three** residential units per property in a settlement area that is serviced by municipal water and sewer services, with no minimum unit sizes and no need for zoning by-law amendments. This includes up to three units in the primary dwellings (i.e., a dwelling can become a triplex), or up to two units in the primary dwelling and one unit in an ancillary building (i.e., a garden suite or converted building).

Under Bill 23, the province introduced a new definition for "parcel of urban residential land" which is generally defined to mean a residential lot in a settlement area that is serviced by municipal water and sewer services. This change clarified earlier changes to the *Planning Act* which allowed for a dwelling as well as two additional residential units (ARUs) per property. These earlier changes were reflected in Lakeshore's Official Plan review (OPA No. 16).

The comment section of this report will describe how the polices in the Official Plan, and the proposed Modifications achieve the policy basis for allowing additional residential units.

Comments

The following Section highlights some of the proposed modifications that are substantive in nature or require more explanation.

Additional Residential Units (ARUs)

In the proposed modifications, reference to second dwelling units or accessory dwelling units will be changed to refer to “Additional Residential Units.”

The proposed modifications establish the following changes to the policies for ARUs in the Agricultural areas:

Agricultural Areas (Section 6.2.1.)

ARUs would be permitted in the **Agricultural** designation (Modification 37)

- within a primary single unit dwelling as-of-right (i.e. without the need for a Zoning By-law amendment) subject to:
 - the gross floor area of the ARU is equal to less than the floor area of the primary dwelling.
 - Fronts on or has access to a municipal road;
 - there are adequate services including municipal water
 - off-street parking is provided.
- Within a stand-alone building as an ancillary use to the primary single unit dwelling subject to a Zoning By-law amendment and subject to:
 - the ARU is subordinate to the primary dwelling
 - there is no other stand-alone ARU or garden suite on the property. However, one additional ARU may be permitted within the primary single unit dwelling.
 - Use the same access and be located within the cluster of existing buildings.
 - A stand-alone ARU will not be eligible for severance in the future.
 - Adequate services including municipal water.
 - Other requirements such as parking, tree preservation, landscaping and the provision of amenity areas are addressed.

ARUs in Residential, Hamlet and Urban Fringe designations (Section 4.3.1.5.1 of the Official Plan):

- ARUs would be permitted as-of-right in the **Residential, Hamlet and Urban Fringe** designations.
- A maximum of two ARUs will be permitted on a lot. (Total of 3 units.) One or two ARUs in the principal dwelling and one within an accessory structure. (Section 4.3.1.5.1 c)), Modification 20.
- Full municipal sanitary sewage and water services shall be provided.

- Further, ARUs would be permitted on lots having a private on-site sewage service, subject to a site-specific rezoning (Section 4.3.1.5.1 g)).

Wallace Woods Special Planning Area

Modification 57 deals with the policies for the Wallace Woods Special Planning Area. The current version of the Official Plan contains phasing policies for residential development. The secondary plan to be prepared for Wallace Woods can designate up to 100 hectares for residential use. Development beyond that will require 75% of the vacant residential lands in the Maidstone and Belle River Urban Areas as existed on May 26, 2008 when the Official Plan was adopted, to be in registered plans of subdivision. At that time, the Lakeshore Official Plan proposed significant expansion of its settlement area boundaries. The phasing policy was a compromise at the time to allow for the settlement area boundary expansion, but direct residential development to the existing residential areas.

During the current review of the County of Essex Official Plan (2023), it became apparent that perhaps this phasing policy should be revisited due to the growth that has occurred in Lakeshore since the Official Plan was adopted. The proposed Modification will change the phasing policy to remove the need to only designate 100 hectares. The County planning department has reviewed the Modification and is satisfied that phasing policies will be set out in the Wallace Woods Secondary Plan. However, they have requested some additional justification to accept the wording of the Modification (i.e. detailed information on the number of subdivisions registered and tools that we intend to use to assist in phasing, such as rezoning.) Administration will supply this additional information. Should the wording of the Modification change, Administration will report back to Council.

Urban Fringe near Essex

In the course of the review, the County has noticed that the designation of the Urban Fringe near Essex has expanded. The County has requested that the mapped area be changed back to the current area, as no comprehensive review of the land needs was undertaken to support an expansion. As a result, the Maps showing the Urban Fringe have been changed back to match the current Official Plan. Administration will advise the affected landowners of this change (Modification 65).

Conclusion

The proposed modifications balance the directions provided in the *Planning Act*, the growth management policies and planning principles contained in the Provincial Policy Statement (2020), the County of Essex Official Plan and the Lakeshore Official Plan. All of the proposed modifications are supported by Administration and it is recommended that Council endorse the modifications as per the Recommendation Section of this report.

Others Consulted

County of Essex, ERCA, and LTVCA

Financial Impacts

There are no additional budget impacts resulting from the recommendation. Council allocated \$150,000 to this capital project in 2020.

Attachments

Link to the Official Plan:

https://www.lakeshore.ca/en/business-and-development/resources/Documents/OfficialPlanReview/2021/Lakeshore-OP_FINAL-DRAFT-FOR-COUNCIL-ADOPTION_March-2021_clean.pdf

Attachment 1 – Draft Decision

Attachment 2 – Summary Chart

Attachment 3 – Official Plan Amendment Maps

Attachment 4 – Power Point Presentation – WSP

Report Approval Details

Document Title:	Proposed County of Essex Modifications to Council-Adopted Official Plan, March 2021.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 DRAFT Decision and Mods to Municipality of Lakeshore Adopted OPA - January 2024 Final Proposed Mods.docx- Attachment 2 Summary of Suggested Modifications - Jan 2024.docx- Attachment 3 Official Plan Maps.pdf- Attachment 4 -WSP Power Point presentation Lakeshore OP.pptx
Final Approval Date:	Feb 1, 2024

This report and all of its attachments were approved and signed as outlined below:

Prepared by Tammie Ryall

Approved by Justin Rousseau and Truper McBride

File No.: 37-OP-2021-007
Municipality: Municipality of Lakeshore

Date of Decision: DRAFT
Date of Notice:
Last Date of Appeal:

NOTICE OF DECISION

With respect to an Official Plan Amendment No. 16 Subsection 17(34) and 21 of the Planning Act

A decision was made on the date noted above to approve with modifications, the Official Plan Amendment No. 16 for the Municipality of Lakeshore, as adopted by By-law 24-2021.

Purpose and Effect of the Official Plan Amendment

The purpose of the Official Plan is to provide direction for future land use and resource management throughout the municipality. The Official Plan designates all lands for intended future uses such as Agricultural, Residential, various Commercial Designations, Mixed Use, Employment, Natural Conservation, etc. The document is intended to provide direction for planning and development for the next 25 years. A copy of the decision is attached.

Effect of Written Submissions on Decision

The Manager, Planning Services for the County carefully reviewed and considered each of the submissions based on the County's responsibility to ensure that the Lakeshore Official Plan Amendment conforms to, or does not conflict with, the County Official Plan, is consistent with the Provincial Policy Statement 2020, and conforms to, or does not conflict with, the applicable Provincial Plans.

When and How to File an Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal (LPAT) must be filed with the County of Essex no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager, Planning Services at the address shown below and it must,

- (1) include a completed **Appellant Form (A1) Planning Act** available from the LPAT website www.elfto.gov.on.ca, and
- (2) be accompanied by the prescribed filing fee payable by certified cheque or money order to the Minister of Finance, and
- (3) set out the reasons for the appeal and the specific part of the proposed Official Plan to which the appeal applies.

The reasons for the appeal must include an explanation of how the proposed official plan amendment:

- Is inconsistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*;
- Fails to conform with or conflicts with a provincial plan; or,
- Fails to conform with the Essex County Official Plan.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the LPAT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Essex is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Getting Additional Information

Additional information about the amendment, including a complete version of the amendment, is available for public inspection during regular office hours at the County of Essex at the address noted below or from the Municipality of Lakeshore.

Mailing Address for Filing a Notice of Appeal:

County of Essex
360 Fairview Avenue West
Essex, ON N8M 1Y6
And Email:
rbelanger@countyofessex.ca

Submit notice of appeal to the attention of:

Rebecca Belanger, Manager – Planning Services
Tel: (519) 776-6441, Ext. 1325
rbelanger@countyofessex.ca

Other Related Applications n/a

DECISION

**With respect to the Official Plan Amendment No. 16 for
the Municipality of Lakeshore
Subsection 17(34) and 21 of the Planning Act**

I hereby modify and approve as modified the Official Plan Amendment No. 16 for the Municipality of Lakeshore, as adopted by By-Law 24-2021, subject to the following modifications:

Modification #1

Section 1.1, Basis of the Official Plan subsection f) is deleted in its entirety and replaced with the following:

f) This Plan is based on Population, Household and Employment forecasting, known as the Foundation Report for the County of Essex, 2011 and a Growth Analysis Study Update for the Municipality of Lakeshore, November 2015, which provides the basis for development and growth management policies by forecasting residential and employment growth and identifying the required land needs over the planning period.

Modification #2

Section 2.3.3, Has Character and a Sense of Place (Community), b) replace the word “First Nations” with “local Indigenous communities”.

Modification #3

Section 2.3.5, Is Well Served and Well Equipped (Servicing and Facilities) first paragraph, the second last sentence is deleted in its entirety and replaced with the following:

The County and local growth forecast will assess the need for any additional settlement areas to accommodate future growth.

Modification #4

Section 2.3.5, Is Well Served and Well Equipped (Servicing and Facilities) b) delete “equitable and”.

Modification #5

Section 2.3.5, Is Well Served and Well Equipped (Servicing and Facilities) f) add the word “completely” to the end of the sentence.

Modification #6

Section 2.3.6, Is Naturally Inviting and Environmentally Aware (Environment) e) is deleted in its entirety and replaced with the following:

e) Direct development away from natural hazards, such as flood and erosion hazards, through the implementation of the recommendations of the Shoreline Management Plan for the Lake St. Clair shoreline and associated floodprone area. Shorelines should be encouraged to be maintained in a predominantly natural state with tree cover and ground vegetation retained, as development occurs, where permitting allows.

Modification #7

Section 2.3.6, Is Naturally Inviting and Environmentally Aware (Environment) h) is deleted in its entirety and replaced with the following:

h) Promote the creation, expansion and enhancement of the natural heritage system in support of the County Official Plan including the restoration areas as identified in the Essex Region Natural Heritage System Strategy (ERNHSS);

Modification #8

Section 2.3.6, Is Naturally Inviting and Environmentally Aware (Environment) i) add the words “and communities” after the words “energy efficient buildings”.

Modification #9

Section 2.3.6, Is Naturally Inviting and Environmentally Aware (Environment) n) is deleted in its entirety and replaced with the following:

n) Consider the impacts of climate change that may increase the risks associated with natural hazards. Work towards minimizing the municipality’s vulnerability, and build resiliency by promoting the development of sustainable and resilient communities through the preparation of a Climate Action Plan for Lakeshore. Work in conjunction with the County of Essex and other partners on energy conservation measures and carbon reduction targets.

Modification #10

Section 3.3a), Comprehensive Review b) vii) is deleted in its entirety and replaced with the following:

b) vii) the land is physically suitable for development, considering any constraints, such as Natural Hazard Lands, Natural Heritage Features, and Human-made Hazards.

Modification #11

Section 3.3.1, Urban Areas, the last sentence of the first paragraph is deleted and replaced with the following:

Growth in the community of Lighthouse Cove will be very limited due to issues associated with natural hazards, and will be guided by the policies in the Lighthouse Cove Secondary Plan.

Modification #12

Section 3.3.1, Urban Areas, the first sentence of the second paragraph is deleted and replaced with the following:

Primary Settlement Urban Areas will be the predominate focus of a full range and mix of residential, commercial, community-related employment, office, institutional, entertainment, cultural, recreational and open space uses.

Modification #13

Section 3.3.2, Employment Areas, e), delete “outside of a Settlement Area, provided that the lands to be transferred from the Employment Area will be removed from the Settlement Area, included within the Agricultural Area and designated an appropriate Land Use Designation” and add “in accordance with the LCR requirements and criteria of Section 3.3a) of this Plan.”

Additionally, delete “In doing so and in the addition to the LCR requirements of Section 3.3a) of this Plan, the Municipality will be satisfied that the following additional matters are addressed for the lands to be transferred to the Employment Area:

- i) the lands are located directly adjacent to a Primary Settlement Area and adjacent to a Special Planning Area as identified on Schedule “A”;
- ii) the lands will be located adjacent to an existing Employment Area, where feasible, and represent a logical extension of the Employment Area;
- iii) the lands will be designated Employment Designation in accordance with the policies of Section 6.11;
- iv) the proposed transfer has regard for compatibility among existing and proposed land uses, through such matters as appropriate separation distances, buffering, and site and building design and orientation, among others matters.”

Modification #14

Section 3.3.2.1, Employment Lands Strategy, the first sentence in the second paragraph is deleted and replaced with the following:

Based on the 2011 Foundation Report for the County of Essex Official Plan, there is a sufficient supply of Employment Lands designated, however due to servicing constraints the Municipality may consider an adjustment to the location of Employment Lands through a Local Comprehensive Review in accordance with Section 3.3a).

Modification #15

Section 3.3.8, Mixed Use Nodes, c) the first sentence is deleted and replaced with the following:

The Municipality will consider the creation of new Mixed Use Nodes, subject to the following considerations:

Modification #16

Section 3.3.10, County Road 42 Regional Corridor, a) is deleted in its entirety and replaced with the following:

Subject to the requirements outlined in the County Road 42 Environmental Assessment and the approval of the County of Essex, direct access to the corridor is discouraged or will be limited in favour of shared/consolidated access points.

Modification #17

Section 4.2.4, Energy Conservation & Generation, Air Quality and Climate Change Adaptation, the last sentence in the second paragraph is deleted in its entirety and replaced with the following:

The County and the local municipalities have finalized a Regional Energy Plan which provides targets and recommendations relating to energy conservation measures across all sectors in Essex County.

Modification #18

Section 4.3.1.1 Supply of Lands for Housing, d) is deleted in its entirety and replaced with the following:

The Municipality will ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. Based on the land use policies of this plan, all forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs will be encouraged in the appropriate locations while avoiding areas of natural hazards.

Modification #19

Section 4.3.1.5.1 Second Dwelling Units, the following is inserted before the last sentence of the first paragraph:

The criteria for reviewing additional residential units in the Agricultural designation is in Section 6.2.1 of this Plan.

Modification #20

Section 4.3.1.5.1 Second Dwelling Units, c) is deleted in its entirety and replaced with the following:

- c) A maximum of two ARUs will be permitted on a lot. ARUs may be located as follows:
 - i) Two ARUs within the principal dwelling; or,
 - ii) One ARU within the principal dwelling and one ARU within an accessory structure.

An ARU will be permitted on the same lot as a garden suite or mobile home, only if the ARU is within the principal dwelling unit.

Modification #21

Section 4.3.1.5.1 Second Dwelling Units, e) the second sentence is deleted in its entirety.

Modification #22

Section 4.3.1.5.2 Garden Suites, a) delete "A garden suite will only be permitted in association with a single-detached residential dwelling on a lot. Where another special housing form, including a second dwelling unit or mobile home exists on the lot, as determined by the Municipality, a *garden suite* unit will not be permitted" and replace with the following:

A *garden suite* will be permitted on the same lot as an additional residential unit (ARU) only if the ARU is contained within the primary dwelling unit.

Modification #23

Section 4.3.2 Campgrounds and Tent/Trailer Parks c) delete point ii) in its entirety and replace with the following:

Appropriate emergency access is available, particularly in compliance with the natural hazard and natural heritage policies of Section 5.0;

Modification #24

Section 4.3.4.1.5 Trails/Greenway a) the first sentence is deleted in its entirety and replaced with the following:

The Municipality will support the implementation of the County Wide Active Transportation Study (CWATS) through on-going partnerships.

Modification #25

Section 4.3.4.1.5 Trails/Greenway c) is deleted in its entirety and replaced with the following:

The Municipality will support an active transportation system and the implementation of the CWATS, the Municipality's Parks Master Plan and the Trails Master Plan which provides a critical connectivity function, linking the Community of Parks to other key amenities, heritage sites, conservation areas and attractions in the Municipality of Lakeshore.

Modification #26

Section 5.2, Natural Environment, the second paragraph is deleted in its entirety and replaced with the following:

Natural heritage features and areas are those lands identified as Provincially Significant Wetlands (PSWs), Significant Habitat of Endangered Species and Threatened Species, Significant Woodlands, Significant Valleylands, fish habitat, locally significant wetlands, Significant Wildlife Habitat, and Area of Natural and Scientific Interest.

Modification #27

Section 5.2, Natural Environment, the bullet points are deleted in their entirety and replaced with the following:

- i) Lands designated Natural Conservation on Schedule B2 and C, which includes Provincially Significant Wetlands, significant habitat of endangered species and threatened species, and significant natural heritage features, which have been designated for protection within the County of Essex Official Plan.
- ii) Lands identified as Natural Environment Overlay on Schedule B2, which include Significant Woodlands, Significant Valleylands, Areas of Natural Scientific Interest (ANSIs), and other areas identified within the County of Essex Official Plan; and
- iii) Lands identified as Restoration Opportunities Overlay on Schedule B2, which include potential primary and secondary restoration lands for consideration as identified by the County of Essex Official Plan.

Modification #28

Table 5.1, Natural Environment Types, is deleted in its entirety and replaced with the following table:

Natural Environment Types				
Natural Heritage Feature	Responsible Authority for Determining Significance	Criteria and Methods used to Determine Significance	Schedule	Policies and conditions under which development or site alteration may be permitted
Significant wetlands and significant coastal wetlands	Certified Wetland Evaluator completes the wetland evaluation with submission to the County and Municipality	Delineating wetlands or reviewing and approving the works of others in accordance with the Ontario Wetland Evaluation System (OWES).	Natural Conservation designation on Schedule C series and B2	Development and site alteration shall not be permitted.
Lands designated for natural heritage protection	County of Essex, Municipality	Site-specific request for protection designation by owner.	Natural Conservation designation on Schedule C series and B2	Development and site alteration shall not be permitted.
Other High Priority Existing Natural Features	County of Essex through Municipality	Significant terrestrial natural heritage features as determined by the County of Essex Official Plan.	Natural Conservation designation on Schedule C series and B2	Development and site alteration shall not be permitted.
Significant habitat of endangered species and	Ministry of Environment, Conservation and Parks (MECP)	Review and approval process in accordance with the Endangered Species	Not specifically mapped on Schedules.	Development and site alteration shall not be permitted within significant habitat of

threatened species		Act (ESA).		endangered species and threatened species except in accordance with provincial and federal requirements.
Aquatic and Fish habitat	Fisheries and Oceans Canada (DFO)	Identified through pre-consultation with DFO	Not specifically mapped on Schedules.	Development and site alteration shall not be permitted except in accordance with provincial and federal requirements.
Significant Woodlands	County of Essex, Municipality	All woodlands 2 hectares in size or larger using the size criteria recommended in the Natural Heritage Reference Manual (MNRF, 2010) and as per the County of Essex OP. Smaller woodlands may be considered significant if they exhibit composition, age or quality that is uncommon in the municipality or the region.	Natural Environment Overlay on Schedule B2	Development and site alteration shall not be permitted unless it has been demonstrated through an Environment Impact Assessment (EIA) that there will be no negative impacts on the natural features or on their ecological functions.
Significant areas of natural and scientific interest	Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNRF)	In accordance with the areas of natural and scientific interest confirmation process. Policies apply to both Earth and Life science areas of natural and scientific interest.	Natural Environment Overlay on Schedule B2.	Development and site alteration shall not be permitted unless it has been demonstrated through an EIA that there will be no negative impacts on the natural features or on their ecological functions.
Significant wildlife habitat	County of Essex, Municipality	Using criteria recommended in the Natural Heritage Reference Manual (MNRF, 2010), the Significant Wildlife Habitat Technical Guide and the EcoRegion Criteria Schedules and using Ecological Land Classification.	Not Specifically mapped on Schedules.	Development and site alteration shall not be permitted unless it has been demonstrated through an EIA that there will be no negative impacts on the natural features or on their ecological functions.
Significant Valleylands	County of Essex, Municipality	Significant valleyland features are identified utilizing guidelines	Mapped by ERCA and included as	Development and site alteration shall not be permitted unless it has

		provided in the Natural Heritage Reference Manual (MNR, 2010)	Natural Environment Overlay on Schedule B2.	been demonstrated through an EIA that there will be no negative impacts on the natural features or on their ecological functions.
Lands adjacent to all natural heritage features	County of Essex, Municipality	A 120 metre adjacent lands width is identified and referenced for all natural heritage features with the exception of Earth Science Area of Natural and Scientific Interest (ANSI) which have a recommended 50 metre adjacent lands width.	Not specifically mapped on the Schedules. Adjacent lands shall be applied to all natural heritage features.	Development and site alteration shall not be permitted on adjacent lands to the natural heritage feature and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated through an EIA that there will be no negative impacts on the natural features or on their ecological functions.
Unevaluated wetlands	Certified Wetland Evaluator and implemented by the County of Essex and Municipality	Unevaluated wetlands can be identified through processes such as EIAs or candidate natural heritage studies. Once an unevaluated wetland is identified, the next step is to complete a wetland evaluation. The wetland evaluation will result in a determination of whether or not it is provincially significant. The methodology used to determine significance of wetlands is the OWES. Wetlands can be identified by OWES certified evaluators. The County of Essex and Municipality are responsible for accepting all wetland evaluations.	Not specifically mapped on Schedules.	Development and site alteration will not be permitted until the significance of the feature has been determined using OWES. For wetlands determined to be Provincially Significant Wetlands the policies of this Plan relating to significant wetlands and significant coastal wetlands will apply.

Modification #29

Restoration Opportunities	County of Essex, Municipality	Restoration Opportunities as determined in accordance with the County of Essex Official Plan.	Restoration Opportunities on Schedule B2.	Provide for a focused approach towards the implementation of the natural heritage system. Supported options may include focused land securement, stewardship activities, and volunteer restoration.
---------------------------	-------------------------------	---	---	---

Section 5.2.1.1, Aquatic and Fish Habitat, a) through f) are deleted in their entirety and replaced with the following:

- a) Development and site alteration shall not be permitted in waters supporting aquatic species at risk (fishes and mussels), and their residences and critical habitats as identified by the Department of Fisheries and Oceans (DFO).
- b) Where it has been determined by DFO that the development or change in land use will affect natural fish habitat, the authorization from DFO to proceed with the development or change in land use may include requirements to be implemented by the proponent to the satisfaction of the DFO such as:
 - i) Appropriate mitigative measures to protect the affected fish habitat;
 - ii) Compensation for loss of fish habitat through near-site replacement of habitat, off-site replacement of fish habitat or an on-site increase of fish habitat capacity;
 - iii) Appropriate buffering and how such buffering will be protected in the future; and
 - iv) And any other matters as determined by the DFO.
- c) Where it is determined by the DFO that any development will cause negative impacts to fish habitat, such development may not be permitted.

Modification #30

Section 5.2.2 Natural Heritage System, b) the words “The municipality will work to” is added to the beginning of the sentence.

Modification #31

Section 5.3.1, Mineral & Petroleum Resources, replace references to “salt” with “mineral”.

Modification #32

Section 5.3.3 Wayside Pits & Quarries, Portable Asphalt Plants & Portable Concrete Plants, c), be deleted in its entirety and replaced with the following:

- c) Concession or temporary construction and marshalling yards used for public authority projects will be permitted without requiring an amendment to this Plan or Zoning By-law

subject to demonstrating compatibility with adjacent land uses, but will not be permitted adjacent to or within Natural Heritage Features.

Modification #33

Section 5.4.1.1 Limit of the Regulated Area (LORA) b) the first sentence is deleted and replaced with the following:

An amendment to this Plan will not be required to identify or revise the extent of the floodway.

Modification #34

Section 5.4.1.3 Lake St. Clair Shoreline Floodprone Area, at the end of the first paragraph add the following:

The Municipality of Lakeshore has embarked on a project to develop a Shoreline Management Plan for the Lake St. Clair shoreline, map flooding, erosion, and dynamic beach hazards and develop management policy recommendations to increase resilience. The Plan has been endorsed by Council and will be implemented through an Official Plan Amendment.

Modification #35

Section 6.2.1, Permitted Uses, a), d), and e) are deleted in its entirety and replaced with the following:

- a) The primary use of the land shall be agricultural. The permitted uses include the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
- d) the Zoning By-law shall permit one primary single unit dwelling per lot;
- e) an additional residence on a lot for the purposes of housing farm help may be allowed once the need for such housing has been adequately demonstrated in terms of the following: the farm helps' working activity is primarily, but not necessarily exclusively, devoted to the farm operation; and the farm operation requires the help to be accommodated close to the farm. The farm help residence should use the same access as the primary single unit dwelling where such dwelling exists, be located within the cluster of farm buildings and will not be eligible for severance in the future;

Modification #36

Section 6.2.1, Permitted Uses, j), iv), is deleted in its entirety and replaced with the following:

- f) agri-tourism uses

Modification #37

Section 6.2.1, Permitted Uses, s), t) and u) are added:

- s) an additional residential unit (ARU) shall be permitted within a primary single unit dwelling subject to the following criteria:
- i. the gross floor area of the ARU is equal to or less than the floor area of the primary single unit dwelling on the lot;
 - ii. the dwelling fronts on and has access to/from a municipal roads;
 - iii. there are adequate services including municipal water; and adequate off-street parking is provided;
- t) a stand-alone ARU, as an ancillary use to a primary single unit dwelling, shall be permitted subject to a Zoning By-law amendment and appropriate zoning regulations being in place. The following criteria will be considered as the basis for all Zoning By-law amendments to permit a stand-alone ARU:
- i. the ARU is subordinate to the primary dwelling on the lot;
 - ii. there is no other stand-alone ARU or garden suite on the property, however an additional ARU may be permitted within the primary single unit dwelling;
 - iii. the ARU should use the same access as the primary single unit dwelling and be located within the cluster of existing buildings;
 - iv. the ARU will not be eligible for severance in the future;
 - v. there are adequate services including municipal water; and
 - vi. other requirements such as parking, tree preservation, landscaping and the provision of amenity areas are adequately addressed;
- u) garden suites shall be permitted as a temporary use in accordance with the policies of Section 4.3.1.5.2 of this Plan and subject to the following criteria:
- i. a maximum of one garden suite per lot is permitted;
 - ii. sufficient parking is provided;
 - iii. the property owner must reside in the primary single unit dwelling on the lot;
 - iv. there is no stand-alone ARU on the property, however an additional ARU may be permitted within the primary single unit dwelling;
 - v. the property owner has entered into an agreement with the Municipality with respect to such matters as installation, maintenance, removal and occupancy of the garden suite and has posted suitable financial security with respect to the agreement in accordance with the *Planning Act*;
 - a. a certificate of occupancy will be required prior to occupancy;
 - b. there are no servicing constraints and, where the property is served by private on-site sewage services, approval of a garden suite is subject to approval of the Municipality's Building Department; and

- c. the garden suite shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in removing the garden suite or converting it to a permitted use.

Modification #38

Section 6.9.1, Permitted Uses, c) is deleted in its entirety and replaced with the following:

c) Existing single detached dwellings may be converted to multiple dwelling units or to commercial buildings.

Modification #39

Section 7.2, Transportation System, the following is added to the end of the third paragraph:

Furthermore, all proposed developments located adjacent to a County Road will be subject to the County of Essex review and approval.

Modification #40

Section 7.2.1, Movement of Goods and People, the first paragraph is deleted in its entirety and replaced with the following:

The Municipality provides for a range of systems and networks for the movement of goods and people, including roads, cycling and trails, water transportation and rail corridors. The Municipality has access to higher-order transportation systems including major Provincial Highways such as Highway 401 and Highway 77, County Roads, and rail corridors. Every effort will be made to ensure an efficient and safe transportation system to encourage and support economic development in the Municipality.

Modification #41

Section 7.2.1, Movement of Goods and People, e) is deleted in its entirety and replaced with the following:

Through the passing of by-laws, the Municipality may establish that local roads in residential neighbourhoods are not to be used as truck routes in order to protect residents from noise and corridor emission pollutants. Truck routes are to be along Provincial Highways, County Roads, arterial roads, and non-residential collector roads.

Modification #42

Section 7.2.2, Road System, j) i) and iii) are deleted in their entirety and replaced with the following:

- i) improve the transportation system to accommodate the proposed development to the satisfaction of the appropriate road authority, without the road authority incurring any costs;
- iii) dedicate rights-of-way to the appropriate road authority for the development of roads

Modification #43

Section 7.2.2, Road System, k) is deleted in its entirety and replaced with the following:

- k) Transportation impact studies will be undertaken in accordance with the Municipality's Transportation Impact Study Guidelines, and if the development impacts a County Road, the study is subject to the review and approval by the County of Essex.

Modification #44

Section 7.2.2, Road System, l) is deleted in its entirety and replaced with the following:

- l) New development will have regard to the Municipality's Corridor Management and Access Control Policy, and if the development impacts a County Road, it will have regard to the County of Essex's corridor guidelines and policies as well.

Modification #45

Section 7.2.2.1, Hierarchy & Classification of Roads, g) vii) is deleted in its entirety and replaced with the following:

- vii) Other requirements as established by the Municipality or appropriate road authority.

Modification #46

Section 8.2, Official Plan Monitoring & Review, i) replace the words "First Nations" with "local Indigenous".

Modification #47

Section 8.3.3, Zoning By-law, the following paragraph is added at the end of the section:

Applications for Zoning By-law Amendments shall be deemed to be premature if appropriate services and servicing capacity are not available.

Modification #48

Section 8.3.6.2, Consents, b) add the word "minor" before the words "boundary adjustment".

Modification #49

Section 8.4, Engagement & Participation, a) b) c) any reference to the words "First Nations" is replaced with "local Indigenous communities".

Modification #50

Section 8.5, Cross-Jurisdictional Coordination, c) is deleted in its entirety and replaced with the following:

The Municipality will coordinate on planning matters with local Indigenous communities.

Modification #51

Section 8.7, Interpretation, in the first paragraph, add the words “the County of Essex and” before “the Ministry of Municipal Affairs and Housing”.

Modification #52

Section 8.7, Interpretation, c) the last sentence is deleted and replaced with the following:

Where the general intent of the Plan is maintained, and subject to consultation with the appropriate authority, minor adjustments to boundaries will not necessitate an amendment to this Plan.

Modification #53

Section 8.7, Interpretation, after h) insert a new policy i) that states the following:

In the case of a perceived discrepancy between the County of Essex Official Plan and this Plan, the policies of the County of Essex Official Plan will prevail.

And re-number the remainder of the section accordingly.

Modification #54

Section 9.1, Special Planning Areas and Secondary Plans, Introduction, the following sentence is added to the end of the third paragraph ending with “Section 8.3.1 of this Plan”

In the preparation of any Special Planning Background Study, the Municipality will have regard to the recommendations from an Environmental Assessment (EA) of any relevant road authority.

Modification #55

Section 9.2, Emeryville Special Planning Area, b) is deleted in its entirety and replaced with the following:

A Transportation Study Update will be undertaken in support of the Secondary Plan. The Transportation Study Update will have regard to the findings and the recommendations provided by the Environmental Assessment, the County Road 22 Corridor Study, and any other applicable studies. The Transportation Study Update will consider the need and justification for any additional north-south and/or east-west Urban Residential Collector Roads to accommodate existing and planned development, particularly for lands located east of the Fourth Concession Drain and north of Oakwood Avenue.

Modification #56

Section 9.4c) County Road 22 Corridor Special Planning Area, Transportation, Parking and Access, ii) and iii) are deleted in their entirety and replaced with the following:

- ii) The County of Essex has established an access management policy for the section of County Road 22 between County Road 19 (Manning Road) and County Road 25 (Puce Road). New accesses, including those shown conceptually on Schedule “D2”, will require the approval of the County and the Municipality, and shall consider any related Environmental Assessments and must demonstrate an overall benefit to the function of the County Road 22 corridor.
- iii) Limited direct access to County Road 22 east of County Road 25 (Puce Road) will have regard to the County Road 22 Corridor Study and may be permitted through the application of shared/consolidated accesses, site interconnection, and the proper development of the local/internal road and driveway network.

Modification #57

Section 9.5, Wallace Woods Special Planning Area, subsection f) is deleted and replaced with:

The Secondary Plan for the Wallace Woods Special Planning Area will establish an appropriate phasing plan and policies to ensure the orderly, efficient and timely progression of development. The phasing policies will not preclude the orderly development of employment and mixed use buildings, which may include residential uses above grade, commercial, retail, office and employment uses. The Secondary Plan will contain land use schedules to change the designations on land from “Urban Reserve” to the desired future uses.

The phasing of development will proceed through the use of Outline Plans as set out in Section 8.3.2 of this Plan and be guided by the capital projects established through the Municipal Water and Wastewater Master Plan.

Modification #58

Section 9.5, Wallace Woods Special Planning Area, g) the following sentence is added:

The Transportation Study will have regard to the recommended improvements within related Environmental Assessments and any other applicable studies identified by the Municipality and County.

Modification #59

Section 9.8 a), Amy Croft Secondary Plan Area, Transportation, Access and Servicing, i) the last three sentences are deleted as Lanoue Street has been constructed already.

Modification #60

Any and all references to “second dwelling units” throughout the document are to be deleted and replaced with “additional residential units” or short form version thereof being “ARU”.

Modification #61

Schedule “B1-1” Intake Protection Zones and Event Based Areas is amended to remove the reference to the LTVCA Intake Protection Zone. The area identified as the LTVCA Intake Protection Zone is part of the Stoney Point Intake Protection Zones.

Modification #62

The Schedules are amended to update the Conservation Authority Jurisdiction Boundary.

Modification #63

Schedule “B2-1” Natural Heritage Features is deleted and all references to Schedule B2-1 and B2-2 throughout the document are to be deleted and replaced with Schedule B2.

Modification #64

Schedule B2-2 Natural Heritage System is renamed to “Schedule B2 Natural Heritage Features and System”. It is modified to show 4 categories: Natural Conservation Designation, Natural Environment Overlay, High Priority Restoration Opportunities Overlay, and Secondary Priority Opportunities Overlay.

Modification #65

Schedules “A” Community Structure and “C1” Land Use (Rural Area) are amended to replace the area designated Urban Fringe with the area designated Urban Fringe in the Lakeshore Official Plan dated November 22, 2010.

Modification #66

All “C” Land Use Schedules are amended to no longer show Lake St. Clair Floodprone Area/ Initial Floodprone Area, Limit of Regulated Area, and Woodlands.

Modification #67

Schedule “C1” Land Use (Rural Area) is amended to designate the area of Rowsom’s Tilbury West Conservation Area shown as Woodlands to Natural Conservation Designation.

Modification #68

All “C” Land Use Schedules are updated to show the Limit of Regulated Area for the Essex Region Conservation Authority as well as the Lower Thames Valley Conservation Authority.

Modification #69

Schedule “C10” Land Use (Comber) is amended to expand the Parks and Open Space Designation to reflect the expansion of Big “O” Conservation Area.

Modification #70

Schedule “D2” Road Classification (Maidstone and Belle River Urban Areas) is amended to turn Lanoue Street to a solid line as it is built already and no longer a Planned Road.

The balance of the Official Plan is **approved** as submitted.

Dated at Essex, Ontario this _____ day of _____, 2024

REBECCA BELANGER, MCIP, RPP
Manager, Planning Services
County of Essex

Summary of Suggested Modifications						
#	Section	Page in PDF	Requested By:	Comments/Concern from County of Essex Green = conformity with PPS and/or County OP Blue = friendly suggestion	Recommended Action	Lakeshore Response
1	1.1f)	9	County	The policy has not been updated to reflect the County OP Foundation Report as the main basis for land allocations the additional work done with Watson and Associates by the Municipality in 2015.	Delete and replace with: "This Plan is based on Population, Household and Employment forecasting, known as the Foundation Report for the County of Essex, 2011 and a Growth Analysis Study Update for the Municipality of Lakeshore, November 2015, which provides the basis for development and growth management policies by forecasting residential and employment growth and identifying the required land needs over the planning period."	Agree, Modification 1
2	2.3.3 b)	15	County	Change language to be in conformity with the wording of the current Provincial Policy Statement 2020	Change wording from "First Nations" to "Indigenous communities" where it appears in the Official Plan amendment to be consistent with the wording of the PPS 2020.	Agree, Modification 2
3	2.3.5	16	County	The second last sentence in the first paragraph "Settlement Area expansions within the Municipality are identified to accommodate future growth" is vague and better addressed in another location.	The second last sentence in the first paragraph is deleted and replaced with: "The County and local growth forecast will assess the need for any additional settlement areas to accommodate future growth."	Settlement Area expansions in Section 2.3.5 refers to expansions that were proposed in 2008 when the Plan was originally adopted and is a high level statement in the Planning Objectives and Strategy Section. Lakeshore staff do not have an objection to Modification 3.
4	2.3.5b)	16	COUNTY	It says that there are equitable and appropriate growth opportunities in all settlement areas where servicing and safe access are available. This is misleading because the focus of growth and public/private investment is the Primary Settlement Areas. It is not equitable across all Settlement Areas.	Delete the words "equitable and" to read: b) Provide equitable and appropriate growth opportunities within all settlement areas of the Municipality where servicing and safe access are available;"	The purpose of this statement is "servicing and safe access" and not about distributing municipal services equally across all settlement areas. However, agree with deleting the words "equitable and" to make the meaning clearer. Modification # 4.
5	2.3.5f)	16	COUNTY	Reword " Minimize Settlement Area expansion on prime agricultural areas to the extent possible and avoid Settlement Area expansion on specialty crop areas."	Add the word "completely" to the end of the sentence to read: Minimize Settlement Area expansion on prime agricultural areas to the extent possible, and avoid Settlement Area expansion on specialty crop areas completely.	Agree, based on implementing Section 1.1.3.8 c) 1 of the PPS (specialty crop areas). Modification # 5.
6	2.3.6e)	17	County	Human made hazards really is not a fit with this section – so delete that reference. In addition, consider adding something that says "natural form should dominate the character of the waterfront. This helps to mitigate the impacts of a changing climate and extreme flood events. Shorelines should be encouraged to be maintained in a predominantly natural state with tree cover and ground vegetation retained, as development occurs, where permitting allows."	Delete: "Direct development away from natural and human-made hazards and flood and erosion hazards through the development of a Shoreline Management Plan for the entire Lake St. Clair Shoreline within the Municipality of Lakeshore;" Replace with: "Direct development away from natural hazards, such as flood and erosion hazards, through the implementation of the recommendations for the Shoreline Management Plan for the Lake St. Clair shoreline and associated floodprone area. Shorelines should be encouraged to be maintained in a predominantly natural state with tree cover and ground vegetation retained, as development occurs, where permitting allows."	Lakeshore staff have no objections to this proposed modification and it now recognizes the Lakeshore Shoreline Management Plan has been completed. Modification # 6.
7	2.3.6h)	18	County	Reword - Promote restoration and compensation efforts to be located in conjunction with the priority restoration areas in the ERNHSS.	Delete: "Promote the creation, expansion and enhancement of the natural heritage system in support of the County Official Plan and the Essex Region Natural Heritage System Strategy (ERNHSS) through the establishment of a Natural Heritage System Plan for Lakeshore;" Replace with: h) Promote the creation, expansion and enhancement of the natural heritage system in support of the County Official Plan including the restoration areas as identified in the Essex Region Natural Heritage System Strategy (ERNHSS);	Agree, Modification 7.

8	2.3.6i)	18	COUNTY	Add "and communities". (in accordance with the Regional Energy Plan) to read: Promote green buildings and green infrastructure that are sustainable and environmentally sound. The Municipality will investigate and support opportunities for green roofs, district energy sources, energy efficient buildings and communities and additional Green Development Standards.	Add the words "and communities" after the words "energy efficient buildings" to read: Promote green buildings and green infrastructure that are sustainable and environmentally sound. The Municipality will investigate and support opportunities for green roofs, district energy sources, energy efficient buildings and communities and additional Green Development Standards	Agree, Modification # 8.
9	2.3.6n)	18	ERCA / COUNTY	Windsor-Essex Climate Change Collaborative may or may not have status in the near future. The policy deals more with adaptation. Change to address mitigation and adaptation strategic action separately.	Delete: Consider the impacts of climate change that may increase the risks associated with natural hazard lands, and promote the development of resilient communities through the development of a Climate Action Plan for Lakeshore and participation in the WindsorEssex Climate Change Collaborative. Replace with: n) Consider the impacts of climate change that may increase the risks associated with natural hazards. Work towards minimizing the municipality's vulnerability, and build resiliency by promoting the development of sustainable and resilient communities through the preparation of a Climate Action Plan for Lakeshore. Work in conjunction with the County of Essex and other partners on energy conservation measures and carbon reduction targets.	Agree, Modification # 9
10	3.3a)a)b)vii)	26	ERCA	The term 'Natural' should be added in front of 'Hazard Lands' for consistency with policies.	Add the word "Natural" in front of "Hazard Lands" to read: "the land is physically suitable for development, considering any constraints, such as Natural Hazard Lands, Natural Heritage Features, and Human-made Hazards ."	Agree, Modification # 10. Consistent with wording in the Provincial Policy Statement 2020.
11	3.3.1	26	LTVCA	Please note that the LTVCA does not believe that the inclusion of Lighthouse Cove for the infilling and moderate growth is appropriate due to the hazards. Should also be a statement of no intensification of use or conversion of single family dwellings and/or other structures to multiple residential units due to the flooding hazards associated with this community and lack of adequate access under flood conditions	The last sentence of the first paragraph reads: "Specific policy direction for Lighthouse Cove will be approved in accordance with a secondary plan, in accordance to Section 9.7". To be deleted and replaced with: " Growth in the community of Lighthouse Cove will be very limited due to issues associated with natural hazards, and will be guided by the policies in the Lighthouse Cove Secondary Plan. "	Agree, Modification # 11.
12	3.3.1	27	COUNTY	The policy as written does not allow heavy industrial uses in the Primary Settlement Areas. The policy should be changed.	The first sentence of the second paragraph is reworded: "Primary Settlement Urban Areas will be the predominate focus of a full range and mix of residential, commercial, non-industrial and community-related employment, office, institutional, entertainment, cultural, recreational and open space uses, but not including heavy industrial uses. "	Agree, Modification 12.
13.	3.3.2e)	30	COUNTY	Moving employment lands from one location to another is subject to a Local Comprehensive Review.	Delete "outside of a Settlement Area, provided that the lands to be transferred from the Employment Area will be removed from the Settlement Area, included within the Agricultural Area and designated an appropriate Land Use Designation" and add "in accordance with the LCR requirements of Section 3.3a) of this Plan." Additionally, delete "In doing so and in the addition to the LCR requirements of Section 3.3a) of this Plan, the Municipality will be satisfied that the following additional matters are addressed for the lands to be transferred to the Employment Area: i) the lands are located directly adjacent to a Primary Settlement Area and adjacent to a Special Planning Area as identified on Schedule "A";	Agree, Modification 13.

					<ul style="list-style-type: none"> ii) the lands will be located adjacent to an existing Employment Area, where feasible, and represent a logical extension of the Employment Area; iii) the lands will be designated Employment Designation in accordance with the policies of Section 6.11; iv) the proposed transfer has regard for compatibility among existing and proposed land uses, through such matters as appropriate separation distances, buffering, and site and building design and orientation, among others matters.” 	
14	3.3.2.1	31	COUNTY	The policy reads: “Until such time as the required additional employment lands are designated, there is a substantial shortfall of employment lands in the Municipality due to certain lands location and/or availability of servicing”. It’s important to say that a sufficient amount of employment lands are designated.	The first sentence in the second paragraph is deleted and replaced with the following: “Based on the 20211 Foundation Report for the County of Essex Official Plan, there is a sufficient supply of Employment Lands designated, however due to servicing constraints the Municipality may consider an adjustment to the location of Employment Lands through a Local Comprehensive Review in accordance with Section 3.3a).”	Agree, Modification 14 The following sentence in the paragraph states that Additional Employment lands can be designated through the preparation of Secondary Plans.
15	3.3.8c)	38	COUNTY	Section 8.7a) confirms that nodes are conceptual so there should not be planning applications to create new Mixed Use Nodes. Development still has to confirm to the underlying designation.	Reword c) as follows: The Municipality will consider applications to create a the creation of new Mixed Use Nodes, subject to the following considerations:	Agree, Modification 15
16	3.3.10a)	41	COUNTY ISD	County Road 42 Corridor a) policies are subject to an EA and is subject to County Road 42 corridor protection strategy - both encourage limit of accesses	Current wording: a) Subject to the approval of the County, and in consultation with the Municipality, direct access to the corridor will be limited in favour of shared/consolidated access points. Delete and replace a) as follows: Subject to the requirements outlined in the County Road 42 Environmental Assessment and the approval of the County of Essex, direct access to the corridor is discouraged or will be limited in favour of shared/consolidated access points.	Agree, Modification 16.
17	4.2.4	55	COUNTY and ERCA	The Policy states that the County has initiated the development of a Regional Community Energy Plan. The policy should be changed as the Regional Energy Plan was already endorsed by Council.	The last sentence in the second paragraph is deleted in its entirety and replaced with the following: “The County and the local municipalities have finalized a Regional Energy Plan which provides targets and recommendations relating to energy conservation measures across all sectors in Essex County.”	Agree, Modification 17.
18	4.3.1.1d)	59	LTVCA	Last sentence of this paragraph – it should be noted that in areas subject to flooding under Regional Events, such as Lighthouse Cove, that housing / accommodation for individuals with special needs, seniors, etc. should not be a consideration in these areas. Intensification of densities within existing residences should also not be permitted in an area where flooding could isolate the members of this community (discourage intensification in a known hazardous area).	Section 4.3.1.1 Supply of Lands for Housing, d) is deleted in its entirety and replaced with the following. Changes shown in bold font: The Municipality will ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. Based on the land use policies of this plan , all forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs will be encouraged in the appropriate locations while avoiding areas of natural hazards .	Agree, Modification 18.

19	4.3.1.5.1	Page 67	Lakeshore	Additional Residential Units (ARUs) – This section deals with ARU policies that apply everywhere in Lakeshore. It is recommended that a cross reference is added to the criteria for ARUs in the Agricultural Area.	In Section 4.3.1.5.1 Second Dwelling Units, the following is inserted before the last sentence of the first paragraph: The criteria for reviewing additional residential units in the Agricultural designation is in Section 6.2.1 of this Plan	Modification 19, aids in interpreting the Official Plan.
20	4.3.1.5.1c)	Page 68	County Lakeshore	Additional Residential Units (ARUs) - A garden suite and an ARU should be able to be on the same lot. Changes should be made to bring the policy in line with Bill 23.	Section 4.3.1.5.1 Second Dwelling Units, c) is deleted in its entirety and replaced with the following: c) A maximum of two ARUs will be permitted on a lot. ARUs may be located as follows: i) Two ARUs within the principal dwelling; or, ii) One ARU within the principal dwelling and one ARU within an accessory structure. An ARU will be permitted on the same lot as a garden suite or mobile home, only if the ARU is within the principal dwelling unit.	Agree, Modification 20, implements Bill 23.
21	4.3.1.5.3e)	Page 68	Lakeshore	Additional Residential Units (ARUs) – The reference to requiring site plan control should be deleted, due to provincial changes that ARUs are permitted as of right.	The second sentence is deleted, so that subsection e) reads: The lot shall be appropriate for the proposed second dwelling unit and shall be compatible and suit the character of the surrounding neighbourhood, and exterior changes to the existing dwelling or structure will be minimal. To ensure that the proposed unit(s) are compatible, all proposals shall be subject to Site Plan Control.	Modification 21.
22	4.3.1.5.2a)	Page 69	County	Garden Suites – The reference to not permitting an ARU where there is a garden suite should be deleted due to the provincial changes that ARUs are permitted as of right.	Section 4.3.1.5.2 Garden Suites, a) delete “A garden suite will only be permitted in association with a single-detached residential dwelling on a lot. Where another special housing form, including a second dwelling unit or mobile home exists on the lot, as determined by the Municipality, a <i>garden suite</i> unit will not be permitted” and replace with the following: A garden suite will be permitted on the same lot as an additional residential unit (ARU) only if the ARU is contained within the primary dwelling unit.	Agree, Modification 22, implements Bill 23.
23	4.3.2c)	Page 71	LTVCA	This section covers conversion of a campground into permanent mobile home accommodations. The only hazard related criteria listed here is that emergency access is required if it's in a flood prone area. It does not seem to have to comply with all the Natural Hazard Policies. This section skews in favour of existing campground/tent/trailer park conversions, as a new mobile home facility must comply with all the Natural Hazard Policies as per 4.3.1.5.3.	Section 4.3.2 Campgrounds and Tent/Trailer Parks c) delete point ii) in its entirety and replace with the following (bold text added): Appropriate emergency access is available, particularly in compliance with the natural hazard and natural heritage policies of Section 5.0;	Agree, Modification 23 – adds reference to Natural Heritage.
24	4.3.4.1.5a)	Page 77	COUNTY ISD	Trails and Greenways The County Wide Active Transportation (CWATS) partnership should be comprehensively addressed.	Section 4.3.4.1.5 Trails/Greenway a) the first sentence is deleted in its entirety and replaced so that it reads: The Municipality will support the development implementation of the County Wide Active Transportation Study (CWATS) through on-going partnerships.	Agree, Modification 24

25	4.3.4.1.5c)	Page 78	COUNTY ISD	The CWATS partnership should be comprehensively addressed. Add a reference to CWATS.	Section 4.3.4.1.5 Trails/Greenway c) is deleted in its entirety and replaced so that it reads (bold text added): The Municipality will support an active transportation system and the implementation of the CWATS , the Municipality's Parks Master Plan and the Trails Master Plan which provides a critical connectivity function, linking the Community of Parks to other key amenities, heritage sites, conservation areas and attractions in the Municipality of Lakeshore.	Agree, Modification 25
26	5.2	Page 95	ERCA	Section 5.2. Change the second paragraph (pg 95) should be amended for clarity and to conform to PPS definitions. All natural features (including those specifically identified as significant terrestrial features in the County OP) would meet at least one of the categories of significance, with Significant Wildlife Habitat being the most common.	Section 5.2, Natural Environment, the second paragraph is deleted in its entirety and replaced with the following: Natural heritage features and areas are those lands identified as Provincially Significant Wetlands (PSWs), Significant Habitat of Endangered Species and Threatened Species, Significant Woodlands, Significant Valleylands, fish habitat, locally significant wetlands, Significant Wildlife Habitat, and Area of Natural and Scientific Interest.	Agree, Modification 26
27	5.2	Pag 97	ERCA	Fourth paragraph (bulleted list). ERCA recommends streamlining the Natural Environment section of the OP by making reference to the County of Essex OP, instead of reiterating the detailed itemized list stemming from the ERNHSS. Simplification of this section, with reference to the County of Essex OP, may introduce more clarity with respect to identifying the three main categories of lands: lands for protection (i.e., no development), lands which require a demonstration of no negative impact through and EIA, and lands which are identified for restoration opportunity consideration. Readers of the Town of Lakeshore OP should be directed to the County OP for further information, if they really wish to understand what features are designated or in the overlay. Therefore, we would recommend consideration of a similar approach that the Town of LaSalle took in their most recent OP.	Section 5.2, Natural Environment, the bullet points are deleted in their entirety and replaced with the following: i) Lands designated Natural Conservation on Schedule B2 and C. which includes Provincially Significant Wetlands, significant habitat of endangered species and threatened species, and significant natural heritage features, which have been designated for protection within the County of Essex Official Plan. ii) Lands identified as Natural Environment Overlay on Schedule B2, which include Significant Woodlands, Significant Valleylands, Areas of Natural Scientific Interest (ANSIs), and other areas identified within the County of Essex Official Plan; and iii) Lands identified as Restoration Opportunities Overlay on Schedule B2, which include potential primary and secondary restoration lands for consideration as identified by the County of Essex Official Plan.	Agree, Modification 27
28	5.2	Page 95 to 102	ERCA	The above recommended simplification should also be applied to the list within Table 5.1 starting on page 96.	Agree with deletion and replacement of Table 5.1. The changes to the Table incorporate the recent provincial changes which removes the ability of Conservation Authorities to comment on Natural Heritage features and areas.	Agree, Modification 28.
29	5.2.1.1	Page 103	ERCA	This entire section is not reflective of the current approach by DFO or the Provincial Policy Statement (PPS). Any potential impacts to fish habitat should simply be referred to the DFO Authorization process. Conservation Authorities no longer provide advisory services with respect to fish habitat compensation. Similarly, there should be an additional section which refers all inquiries relating to endangered and threatened species to the MECP ESA Authorization process.	Section 5.2.1.1, Aquatic and Fish Habitat, a) through f) are deleted in their entirety and replaced with the following: a) Development and site alteration shall not be permitted in waters supporting aquatic species at risk (fishes and mussels), and their residences and critical habitats as identified by the Department of Fisheries and Oceans (DFO).	Agress, Modification 29.

					<p>b) Where it has been determined by DFO that the development or change in land use will affect natural fish habitat, the authorization from DFO to proceed with the development or change in land use may include requirements to be implemented by the proponent to the satisfaction of the DFO such as:</p> <ul style="list-style-type: none"> i) Appropriate mitigative measures to protect the affected fish habitat; ii) Compensation for loss of fish habitat through near-site replacement of habitat, off-site replacement of fish habitat or an on-site increase of fish habitat capacity; iii) Appropriate buffering and how such buffering will be protected in the future; and iv) And any other matters as determined by the DFO. <p>c) Where it is determined by the DFO that any development will cause negative impacts to fish habitat, such development may not be permitted.</p>	
30	5.2.2 b)	Page 105	County	Natural Heritage System – strengthen the wording for the Municipality to take action.	<p>Section 5.2.2 Natural Heritage System, b) the words “The municipality will work to” is added to the beginning of the sentence . so that it reads:</p> <p>The municipality will work to increase the size of core natural areas and to create and protect linkages and corridors as part of a linked natural heritage system connecting wildlife habitat areas to each other.</p>	Agree, Modification 30.
31	5.3.1	112	COUNTY	Mineral and Petroleum Resources - Interchanging “salt” and “mineral” in the Section to conform with the wording in the Provincial Policy Statement.	Replace references to “salt” with “mineral”.	Agree, Modification 31.
32	5.3.3c)	115	COUNTY	<p>Wayside Pits and Quarries – concession or temporary construction and marshalling yards used for public authority projects:</p> <p>This section would benefit from criteria and Lakeshore may want to rethink what designations do not allow for these uses. There is a mixture of designations and concept areas listed here.</p>	<p>Section 5.3.3 Wayside Pits & Quarries, Portable Asphalt Plants & Portable Concrete Plants, c), be deleted in its entirety and replaced with the following (bold text is replaced text):</p> <p>c) Concession or temporary construction and marshalling yards used for public authority projects will be permitted without requiring an amendment to this Plan or Zoning By-law subject to demonstrating compatibility with adjacent land uses, but will not be permitted adjacent to or within Natural Heritage Features.</p>	Agree, Modification 32
33	5.4.1.1b)	119	ERCA	S.5.2.1.1b) and S.5.4.1.2 are conflicting statements – one says an amendment to the plan is necessary to identify and revise the extent of the floodway and the other does not require the amendment.	<p>Section 5.4.1.1 Limit of the Regulated Area (LORA) b) the first sentence is deleted and replaced with the following:</p> <p>An amendment to this Plan will not be required to identify or revise the extent of the floodway.</p>	Agree, Modification 33

34	5.4.1.3	122	County ERCA	<p>Lake St. Clair Flood Prone Area - The current Official Plan, at a minimum, should identify what the “guiding principles” are for the Shoreline Management Plan. It is our understanding that the Shoreline Management Plan is being prepared to assist the Essex Region Conservation Authority and the Lower Thames Valley Conservation Authority, the Municipality of Lakeshore and its residents better understand and manage natural hazards along the Lake St. Clair shoreline, through an alternative land use planning framework, that is ecologically sound and provides for safe development along the shoreline. The current Official Plan should also identify what the “benefits” are for the Shoreline Management Plan (i.e. inventory of the shoreline, updated natural hazard mapping for flooding, erosion and or dynamic beaches (where relevant), recognize existing uses and expectation for future development, inventory of faulty functioning septic systems, recommendations for future policy, increase vegetative buffers and linkages, timelines for policy implementation, development guidelines etc.). Development that is not cognizant of natural hazards in problem areas along the shoreline, with an inadequate planning framework, may result in property damage and potential risks to human life. Poorly planned development may also adversely affect the natural environment and cause financial hardship for residents and the Municipality.</p>	<p>Section 5.4.1.3 Lake St. Clair Shoreline Floodprone Area, at the end of the first paragraph add the following:</p> <p>The Municipality of Lakeshore has embarked on a project to develop a Shoreline Management Plan for the Lake St.Clair shoreline, map flooding, erosion, and dynamic beach hazards and develop management policy recommendations to increase resilience. The Plan has been endorsed by Council and will be implemented through an Official Plan Amendment.</p>	Agree, Modification 34
35	6.2.1a)d)e)	Page 134 and 135	COUNTY	<p>Agricultural Designation</p> <p>Bullet point a) talks about the other permitted uses like on-farm diversified uses but they are elaborated further down so no need to repeat here.</p> <p>The County also split up the different residential uses permitted for clarification purposes.</p>	<p>a), d), e) are deleted in its entirety and replaced with the following:</p> <ul style="list-style-type: none"> a) The primary use of the land shall be agricultural. The permitted uses include the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment. d) the Zoning By-law shall permit one primary single unit dwelling per lot; e) an additional residence on a lot for the purposes of housing farm help may be allowed once the need for such housing has been adequately demonstrated in terms of the following: the farm helps' working activity is primarily, but not necessarily exclusively, devoted to the farm operation; and the farm operation requires the help to be accommodated close to the farm. The farm help residence should use the same access as the primary single unit dwelling where such dwelling exists, be located within the cluster of farm buildings and will not be eligible for severance in the future; 	Agree, Modification 35.
36	6.2.1j)iv)	Page 136	COUNTY	<p>What does farm vacation enterprise mean? Can this language be aligned with the OMAFRA Guidelines?</p>	<p>Deleted and replaced with “agri-tourism uses”.</p>	<p>Agree, Modification 36. The reference to agri-tourism complies with PPS and provincial guidelines.</p>

37	6.2.1 s), t) and u)	Pae 137	County and Lakeshore	Add policies for Additional Residential Units (ARUs) in the Agricultural Area.	<p>Section 6.2.1, Permitted Uses, s) t) and u) are added:</p> <p>s) an additional residential unit (ARU) shall be permitted within a primary single unit dwelling subject to the following criteria:</p> <ul style="list-style-type: none"> i) the gross floor area of the ARU is equal to or less than the floor area of the primary single unit dwelling on the lot; i) the dwelling fronts on and has access to/from a municipal road; ii) there are adequate services including municipal water; and adequate off-street parking is provided; <p>t) a stand-alone ARU, as an ancillary use to a primary single unit dwelling, shall be permitted subject to a Zoning By-law amendment and appropriate zoning regulations being in place. The following criteria will be considered as the basis for all Zoning By-law amendments to permit a stand-alone ARU:</p> <ul style="list-style-type: none"> i) the ARU is subordinate to the primary dwelling on the lot; ii) there is no other stand-alone ARU or garden suite on the property, however an additional ARU may be permitted within the primary single unit dwelling; iii) the ARU should use the same access as the primary single unit dwelling and be located within the cluster of existing buildings; <p>iv) the ARU will not be eligible for severance in the future;</p> <p>v) there are adequate services including municipal water; and</p> <p>vi) other requirements such as parking, tree preservation, landscaping and the provision of amenity areas are adequately addressed;</p> <p>u) garden suites shall be permitted as a temporary use in accordance with the policies of Section 4.3.1.5.2 of this Plan and subject to the following criteria:</p> <ul style="list-style-type: none"> i) a maximum of one garden suite per lot is permitted; ii) sufficient parking is provided; iii) the property owner must reside in the primary single unit dwelling on the lot; iv) there is no stand-alone ARU on the property, however an additional ARU may be permitted within the primary single unit dwelling ; v) the property owner has entered into an agreement with the Municipality with respect to such matters as installation, 	Agree, Modification 37. The provincial changes do not require Additional Residential Units in areas not fully serviced. ARU are permitted as of right in areas with full municipal sewage and water services.
----	---------------------	---------	----------------------	--	---	---

					<p>maintenance, removal and occupancy of the garden suite and has posted suitable financial security with respect to the agreement in accordance with the <i>Planning Act</i>;</p> <p>vi) a certificate of occupancy will be required prior to occupancy;</p> <p>vii) there are no servicing constraints and, where the property is served by private on-site sewage services, approval of a garden suite is subject to approval of the Municipality's Building Department; and</p> <p>viii) the garden suite shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in removing the garden suite or converting it to a permitted use.</p>	
38	6.9.1c)	Page 157	COUNTY	Mixed Use Designation Why is the policy limiting how much the external design of a single detached structure can change in a mixed use designation. One of the goals of mixed use is to meet intensification targets – go up vs out.	<p>Bullet c) is modified to read as follows:</p> <p>c) Existing single detached dwellings may be converted to multiple dwelling units or to commercial buildings provided the external design of the building does not substantially change.</p>	Agree, modification 38.
39	7.2	181	COUNTY ISD	Transportation System – The policy mentions provincial and municipal roads but not in the vicinity of County Roads. In addition, "all proposed developments located adjacent to a County Road will be subject to the County of Essex review and approval"	At the end of the sentence of the third paragraph add the following: "Furthermore, all proposed developments located adjacent to a County Road will be subject to the County of Essex review and approval."	Agree. Modification 39
40	7.2.1	181	COUNTY ISD	Transportation System – similar to the comment above, there should be mention of County corridors.	<p>Section 7.2.1, Movement of Goods and People, the first paragraph is deleted in its entirety and replaced with the following (words added are in bold font):</p> <p>The Municipality provides for a range of systems and networks for the movement of goods and people, including roads, cycling and trails, water transportation and rail corridors. The Municipality has excellent access to higher-order transportation systems including major Provincial Highways such as Highway 401, Highway 77, County Roads, and rail corridors. Every effort will be made to ensure an efficient and safe transportation system to encourage and support economic development in the Municipality.</p>	Agree. Modification 40.
41	7.2.1e)	181	COUNTY ISD	Similar to the comment above, there should be mention of County Roads. County roads will be subject to County approvals	<p>Section 7.2.1, Movement of Goods and People, e) is deleted in its entirety and replaced with the following:</p> <p>Through the passing of by-laws, the Municipality may establish that local roads in residential neighbourhoods are not to be used as truck routes in order to protect residents from noise and corridor emission pollutants. Truck routes are to be along Provincial Highways, County Roads, arterial roads, and non-residential collector roads.</p>	Agree. Modification 41.

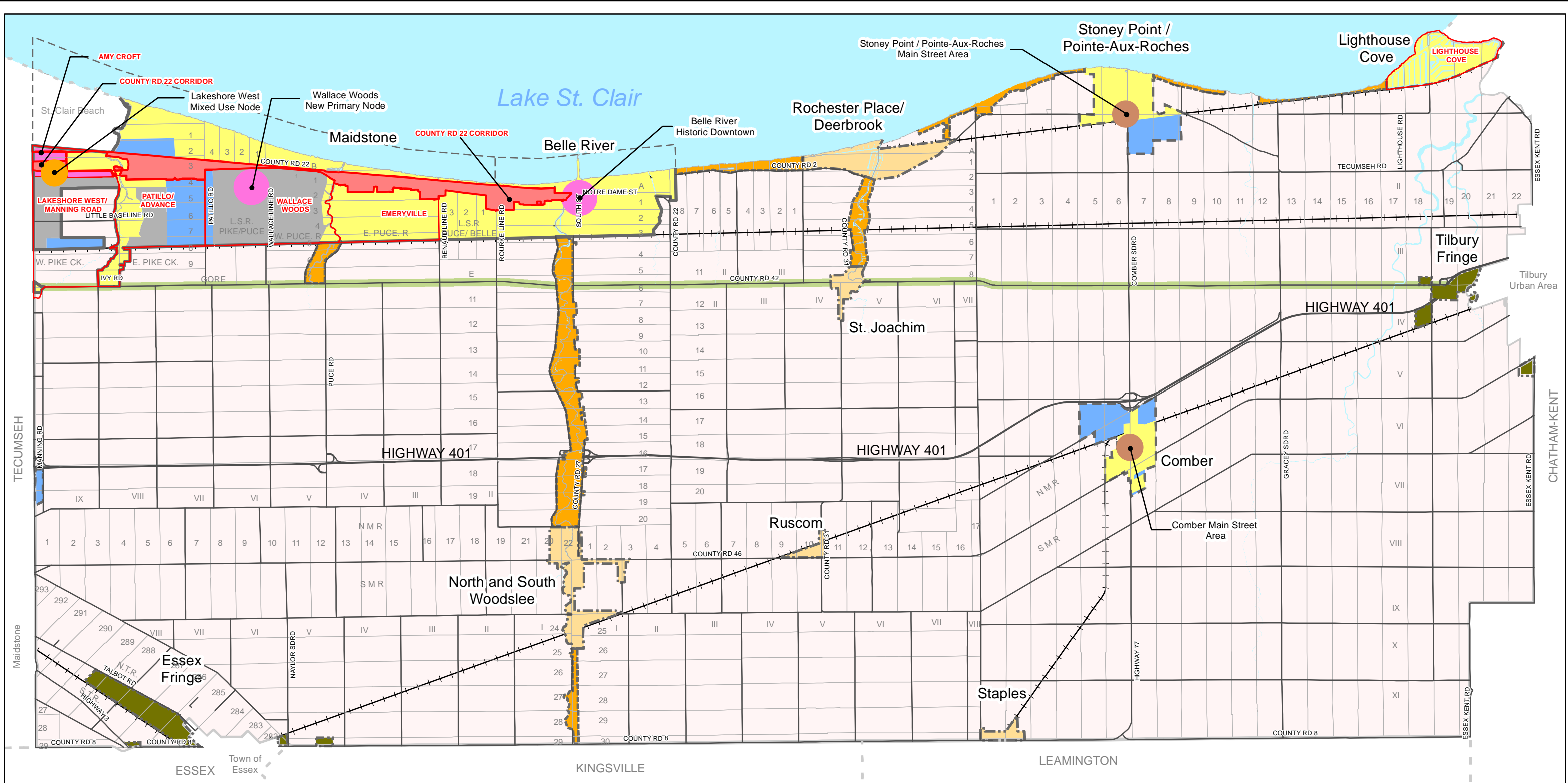
42	7.2.2j) i) and j) iii)	183	COUNTY ISD	Impact on County Roads will be reviewed and authorized by the County. Dedicate rights-of-way for the development of roads to the appropriate road authority. Costs incurred by both the Municipality and County road authority.	Section 7.2.2, Road System, j) i) and iii) are deleted in their entirety and replaced with the following: i) improve the transportation system to accommodate the proposed development to the satisfaction of the appropriate road authority, without the road authority incurring any costs; iii) dedicate rights-of-way to the appropriate road authority for the development of roads	Agree. Modification 42.
43	7.2.2k)	183	COUNTY ISD	If development impacts a County Road, it is subject to County review and approval	Section 7.2.2, Road System, k) is deleted in its entirety and replaced with the following: k) Transportation impact studies will be undertaken in accordance with the Municipality's Transportation Impact Study Guidelines, and if the development impacts a County Road, the study is subject to the review and approval by the County of Essex.	Agree. Modification 43.
44	7.2.2l)	Page 183	COUNTY ISD	Add reference to the County's access management and setback policies. The County road transportation network needs to be protected according to County approvals and policies.	Section 7.2.2, Road System, l) is deleted in its entirety and replaced with the following: l) New development will have regard to the Municipality's Corridor Management and Access Control Policy, and if the development impacts a County Road, it will have regard to the County of Essex's corridor guidelines and policies as well.	Agree. Modification 44.
45	7.2.2.1g) vii)	Page 187	COUNTY ISD	Add - ...other requirements as established by the County	Section 7.2.2.1, Hierarchy & Classification of Roads, g) vii) is deleted in its entirety and replaced with the following: Other requirements as established by the Municipality or appropriate road authority	Agree. Modification 45.
46	8.2 i)	Page 275	County	Official Plan Monitoring and Review – replace First Nations with Local Indigenous to be consistent with the Provincial Policy Statement.	Section 8.2, Official Plan Monitoring & Review, i) replace the words "First Nations" with "local Indigenous".	Agree, Modification 46.
47	8.3.3	Page 221	Lakeshore	Section on "Zoning By-law". Include a policy to deal with prematurity due to servicing constraints similar to Section 8.3.4 c) applying to subdivisions and Section 8.3.12 e) applying to supporting studies. The policy will be added at the end of Section 8.3.3 following the sentence: "The Municipality will consider all applications to amend the Zoning By-law and will provide notice of such application in accordance with the provisions of the Planning Act."	Add to the end of Section 8.3.3. the following: "Applications for Zoning By-law amendments shall be deemed to be premature if appropriate services and servicing capacity is not available."	Lakeshore initiated change. Modification 47
48	8.3.6.2b)	Page 227	COUNTY	Consent Applications: The Provincial Policy Statement definition of legal or technical reasons specifies minor boundary adjustments.	Add the word "minor" before the words "boundary adjustment" to read: "Notwithstanding any other provisions of this Official Plan, a consent for technical or legal purposes may be permitted where a separate lot is not being created (such as a minor boundary adjustment, easement or right-of-way). The	Agree, based on the definition of "Legal or technical reasons" in the PPS. Modification 48.

					lots that are the subject of that type of application and any retained lands will comply with the Zoning By-law, or the Bylaw will be amended or a minor variance granted as a condition of the consent.	
49	8.4, a) b) and c)	Page 237	County	All references throughout the Section to “local First Nations” should be changed to “local indigenous communities” in accordance with the PPS 2020.	Section 8.4, Engagement & Participation, a) b) c) any reference to the words “First Nations” is replaced with “local Indigenous communities”.	Agree, Modification 49
50	8.5 c)	Page 239	County	The reference in the Section to “Aboriginal communities” should be changed to “local indigenous communities” in accordance with the PPS 2020.	Section 8.5, Cross-Jurisdictional Coordination, c) is deleted in its entirety and replaced with the following: The Municipality will coordinate on planning matters with local Indigenous communities.	Agree, Modification 50
51	8.7	Page 242	COUNTY	Interpretation of the Official Plan Include the County of Essex as well as reference to the provincial ministry of Municipal Affairs and Housing.	Add the words “the County of Essex and” before “the Ministry of Municipal Affairs and Housing”.	Agree, Modification 51
52	8.7 c)	Page 242	Lakeshore	Interpretation of the Official Plan – Change the reference to “MNR” with the “appropriate authority” as the boundaries of Natural Heritage features and natural hazards are now interpreted by different agencies and MNR may no longer play a role.	Section 8.7, Interpretation, c) the last sentence is deleted and replaced with the following: Where the general intent of the Plan is maintained, and subject to consultation with the appropriate authority, minor adjustments to boundaries will not necessitate an amendment to this Plan.	Agree, Modification 52
53	8.7i)	Page 243	COUNTY	Interpretation of the Official Plan The County Official Plan policies should prevail over the Lakeshore policies if there is a discrepancy.	i) insert a new bullet point that states the following, and renumber the remaining sections: “In the case of a perceived discrepancy between the County of Essex Official Plan and this Plan, the policies of the County of Essex Official Plan will prevail.”	Agree, Modification 53
54	9.1	Page 267	COUNTY ISD	Consultation of County road network during the process of planning should be considered so County transportation department can review and approve Ex. access, setback, TIS guideline, AT etc subject to County approval	Section 9.1, Special Planning Areas and Secondary Plans, Introduction, the following sentence is added to the end of the third paragraph ending with “Section 8.3.1 of this Plan” In the preparation of any Special Planning Background Study, the Municipality will have regard to the recommendations from an Environmental Assessment (EA) of any relevant road authority.	Agree, Modification 54
55	9.2	Page 268	COUNTY ISD	Emeryville Special Planning Area Review of these plans should be compared with what is in the EA to ensure nothing new is presented.	Section 9.2, Emeryville Special Planning Area, b) is deleted in its entirety and replaced with the following: A Transportation Study Update will be undertaken in support of the Secondary Plan. The Transportation Study Update will have regard to the findings and the recommendations provided by the Environmental Assessment, the County Road 22 Corridor Study, and any other applicable studies. The Transportation Study Update will consider the need and justification for any additional north-south and/or east-west Urban Residential Collector Roads to accommodate existing and planned development, particularly for lands located east of the Fourth Concession Drain and north of Oakwood Avenue.	Agree, Modification 55
56	9.4c) ii) and iii)	Page 272	COUNTY ISD	Delete “The County Engineer will recommend to County Council that By-law 64-2012 be amended to permit a	Section 9.4c) County Road 22 Corridor Special Planning Area, Transportation, Parking and Access, ii) and iii) are deleted in their entirety and replaced with the following:	Agree, Modification 56

				<p>new access if the appropriate studies have been completed and it is determined (subject to peer review) that there will be an overall benefit to the function of the County Road 22 corridor.”</p> <p>And delete iii) “Subject to the approval of the County, and in consultation with the Town” and replace with “As identified in by law 64-2012, any request for access shall be subject to review and approval by the County,”</p>	<p>ii) The County of Essex has established an access management policy for the section of County Road 22 between County Road 19 (Manning Road) and County Road 25 (Puce Road). New accesses, including those shown conceptually on Schedule “D2”, will require the approval of the County and the Municipality, and shall consider any related Environmental Assessments and must demonstrate an overall benefit to the function of the County Road 22 corridor.</p> <p>iii) Limited direct access to County Road 22 east of County Road 25 (Puce Road) will have regard to the County Road 22 Corridor Study and may be permitted through the application of shared/consolidated accesses, site interconnection, and the proper development of the local/internal road and driveway network.</p>	
57	9.5	Page 274	Lakeshore	<p>Lakeshore is recommending changes to the existing phasing policy in the Wallace Woods Secondary Plan section which requires that only 100 hectares can initially be designated for residential use. Further designation is tied to the amount of residential lots registered since the Plan was approved.</p>	<p>Section 9.5, Wallace Woods Special Planning Area, subsection f) is deleted and replaced with:</p> <p>The Secondary Plan for the Wallace Woods Special Planning Area will establish an appropriate phasing plan and policies to ensure the orderly, efficient and timely progression of development. The phasing policies will not preclude the orderly development of employment and mixed use buildings, which may include residential uses above grade, commercial, retail, office and employment uses. The Secondary Plan will contain land use schedules to change the designations on land from “Urban Reserve” to the desired future uses.</p> <p>The phasing of development will proceed through the use of Outline Plans as set out in Section 8.3.2 of this Plan and be guided by the capital projects established through the Municipal Water and Wastewater Master Plan.</p>	<p>Recommend Modification 57 – The County has requested additional land use justification which will be provided by Lakeshore Administration/Planning Consultant.</p>
58	9.5	Page 275	COUNTY ISD	<p>The Wallace Woods Special Planning Area – the Transportation Study will need to have regard to the County EA of County Roads 22 and 42.</p>	<p>Section 9.5, Wallace Woods Special Planning Area, g) the following sentence is added:</p> <p>The Transportation Study will have regard to the recommended improvements within related Environmental Assessments and any other applicable studies identified by the Municipality and County.</p>	<p>Agree, Modification 58.</p>
59	9.8a) i)	Page 279	COUNTY ISD	<p>Amy Croft Secondary Plan Area – it appears the road built already.</p>	<p>Section 9.8 a), Amy Croft Secondary Plan Area, Transportation, Access and Servicing, i) the last three sentences are deleted as Lanoue Street extension (now known as Commercial Boulevard) has been constructed already.</p>	<p>Agree, Modification 59.</p>
60	General		COUNTY	<p>All references throughout the Official Plan to “second dwelling units” are to be deleted and replaced with “additional residential units” or short form version thereof being “ARU”.</p>	<p>Rationale: Change to “ARU” to be the same as the references in the Planning Act:</p> <p>Subsection 16 (3) Additional residential unit policies</p> <p>(3) An official plan shall contain policies that authorize the use of additional residential units by authorizing,</p>	<p>Agree to Modification 60.</p>

					<p>(a) the use of two residential units in a detached house, semi-detached house or rowhouse; and</p> <p>(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. 2019, c. 9, Sched. 12, s. 2 (1).</p>	
61 to 70	Land Use Schedules		COUNTY	Modifications 61-70 deal with changes to the Map Schedules	<p>Modification #61</p> <p>Schedule “B1-1” Intake Protection Zones and Event Based Areas is amended to remove the reference to the LTVCA Intake Protection Zone. The area identified as the LTVCA Intake Protection Zone is part of the Stoney Point Intake Protection Zones.</p> <p>Modification #62</p> <p>The Schedules are amended to update the Conservation Authority Jurisdiction Boundary.</p> <p>Modification #63</p> <p>Schedule “B2-1” Natural Heritage Features is deleted and all references to Schedule B2-1 and B2-2 throughout the document are to be deleted and replaced with Schedule B2.</p> <p>Modification #64</p> <p>Schedule B2-2 Natural Heritage System is renamed to “Schedule B2 Natural Heritage Features and System”. It is modified to show 4 categories: Natural Conservation Designation, Natural Environment Overlay, High Priority Restoration Opportunities Overlay, and Secondary Priority Opportunities Overlay.</p> <p>Modification #65</p> <p>Schedules “A” Community Structure and “C1” Land Use (Rural Area) are amended to replace the area designated Urban Fringe with the area designated Urban Fringe in the Lakeshore Official Plan dated November 22, 2010.</p> <p>Modification #66</p> <p>All “C” Land Use Schedules are amended to no longer show Lake St. Clair Floodprone Area/ Initial Floodprone Area, Limit of Regulated Area, and Woodlands.</p> <p>Modification #67</p> <p>Schedule “C1” Land Use (Rural Area) is amended to designate the area of Rowsom’s Tilbury West Conservation Area shown as Woodlands to Natural Conservation Designation.</p> <p>Modification #68</p>	Agree to Modifications 61 -70

					<p>All "C" Land Use Schedules are updated to show the Limit of Regulated Area for the Essex Region Conservation Authority as well as the Lower Thames Valley Conservation Authority.</p> <p>Modification #69</p> <p>Schedule "C10" Land Use (Comber) is amended to expand the Parks and Open Space Designation to reflect the expansion of Big "O" Conservation Area.</p> <p>Modification #70</p> <p>Schedule "D2" Road Classification (Maidstone and Belle River Urban Areas) is amended to turn Lanoue Street to a solid line as it is built already and no longer a Planned Road.</p>	
--	--	--	--	--	--	--



COMMUNITY STRUCTURE POLICY AREAS (SECTION 3.3)

- Primary Node*
- Secondary Node*
- Mixed Use Node*
- Agricultural Area
- Urban Reserve Area
- Urban Area
- Employment Area
- Hamlet Area
- Waterfront Area
- Urban Fringe Area

SPECIAL PLANNING AREAS (SECTION 9.0)

- Special Planning Area
- County Road 22 Special Planning Area
- County Road 22 Mixed Use Corridor*
- County Road 42 Regional Corridor*

LEGEND

- Urban Area Boundary (Primary)
- Urban Area Boundary (Secondary)
- Hamlet Area Boundary (Secondary)
- Waterfront Area Boundary (Secondary)
- Urban Fringe Area Boundary (Secondary)
- Municipal Boundary

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

Schedule "A" illustrates the community structure policy areas as discussed in Section 3.0 of the Official Plan. For specific Land Use Designations, refer to Schedule "C".

* The Nodes and Corridors are conceptually illustrated and are not intended to define the geographical extent of the Nodes and Corridors. The geographic extent is defined by the Land Use Designations identified on Schedule "C".

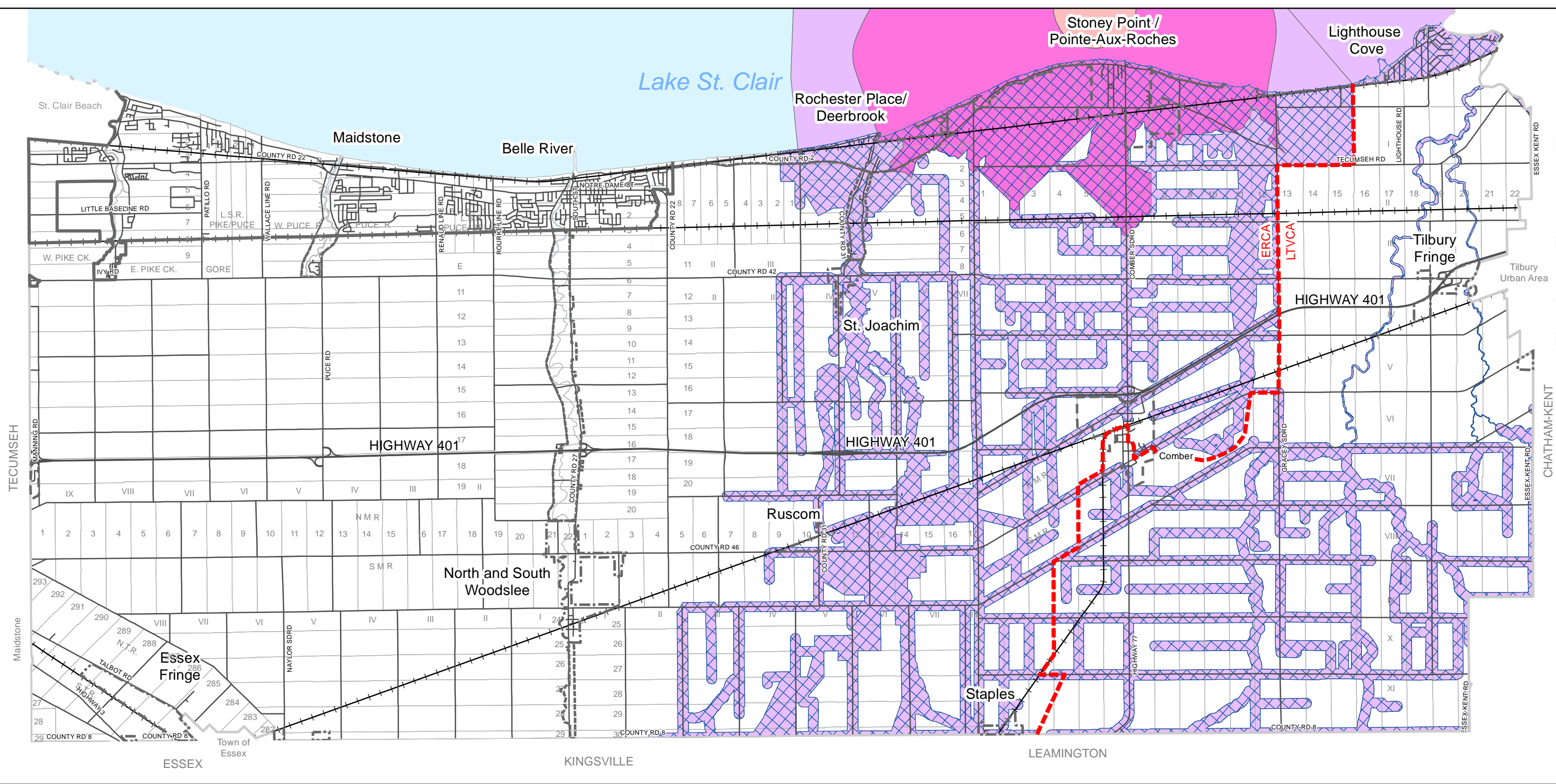
**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "A"
COMMUNITY STRUCTURE**



M:\Jobs\2009\14_09208.001.P01 - Town of Lakeshore\Mapping\GIS\mxd\2020_03_03\PM_Schedule A - Community Structure.mxd



SOURCE WATER PROTECTION (Section 5.1.1)

- Stoney Point Intake Protection Zones**
- IPZ1
 - IPZ2
 - IPZ3

LEGEND

- Urban Area Boundary (Primary)
- Urban Area Boundary (Secondary)
- Hamlet Area Boundary (Secondary)
- Waterfront Area Boundary (Secondary)
- Urban Fringe Area Boundary (Secondary)
- Municipal Boundary
- Conservation Authority Jurisdiction Boundary

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

The boundaries of Source Water protection Spatial Data: Surface Water Intake Protection Zones (IPZ), Highly Vulnerable Aquifers (HVA), and Significant Groundwater Recharge Areas (SGRA) as shown are approximated.

The Location and status of these sites are subject to change. Boundaries are subject to verification by ERCA. Copyright ERCA 2010-2014. Copyright LTVCA.

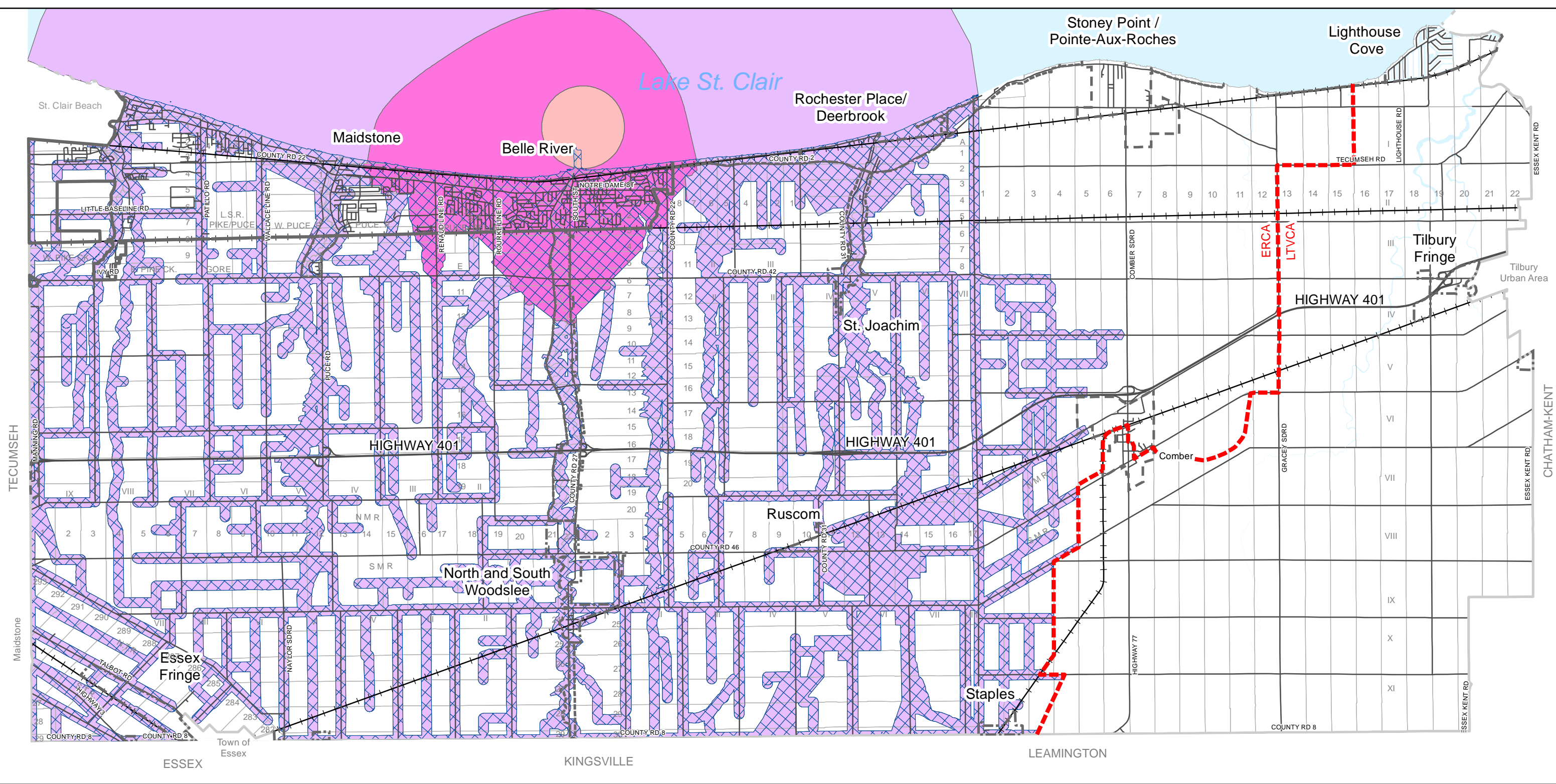
**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "B1-1a" STONEY POINT
INTAKE PROTECTION ZONES
AND EVENT BASED AREAS**



M:\Jobs\2009\14_09208.001.P01 - Town of Lakeshore\Mapping\GIS\mxd\2020 03 03\IPM_B.1.1a - Intake Protection Zones.mxd



SOURCE WATER PROTECTION (Section 5.1.1)

- Belle River Intake Protection Zones**
- IPZ1
 - IPZ2
 - IPZ3

LEGEND

- Urban Area Boundary (Primary)
- Urban Area Boundary (Secondary)
- Hamlet Area Boundary (Secondary)
- Waterfront Area Boundary (Secondary)
- Urban Fringe Area Boundary (Secondary)
- Municipal Boundary
- Conservation Authority Jurisdiction Boundary

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

The boundaries of Source Water protection Spatial Data: Surface Water Intake Protection Zones (IPZ), Highly Vulnerable Aquifers (HVA), and Significant Groundwater Recharge Areas (SGRA) as shown are approximated.

The Location and status of these sites are subject to change. Boundaries are subject to verification by ERCA. Copyright ERCA 2010-2014. Copyright LTVCA.

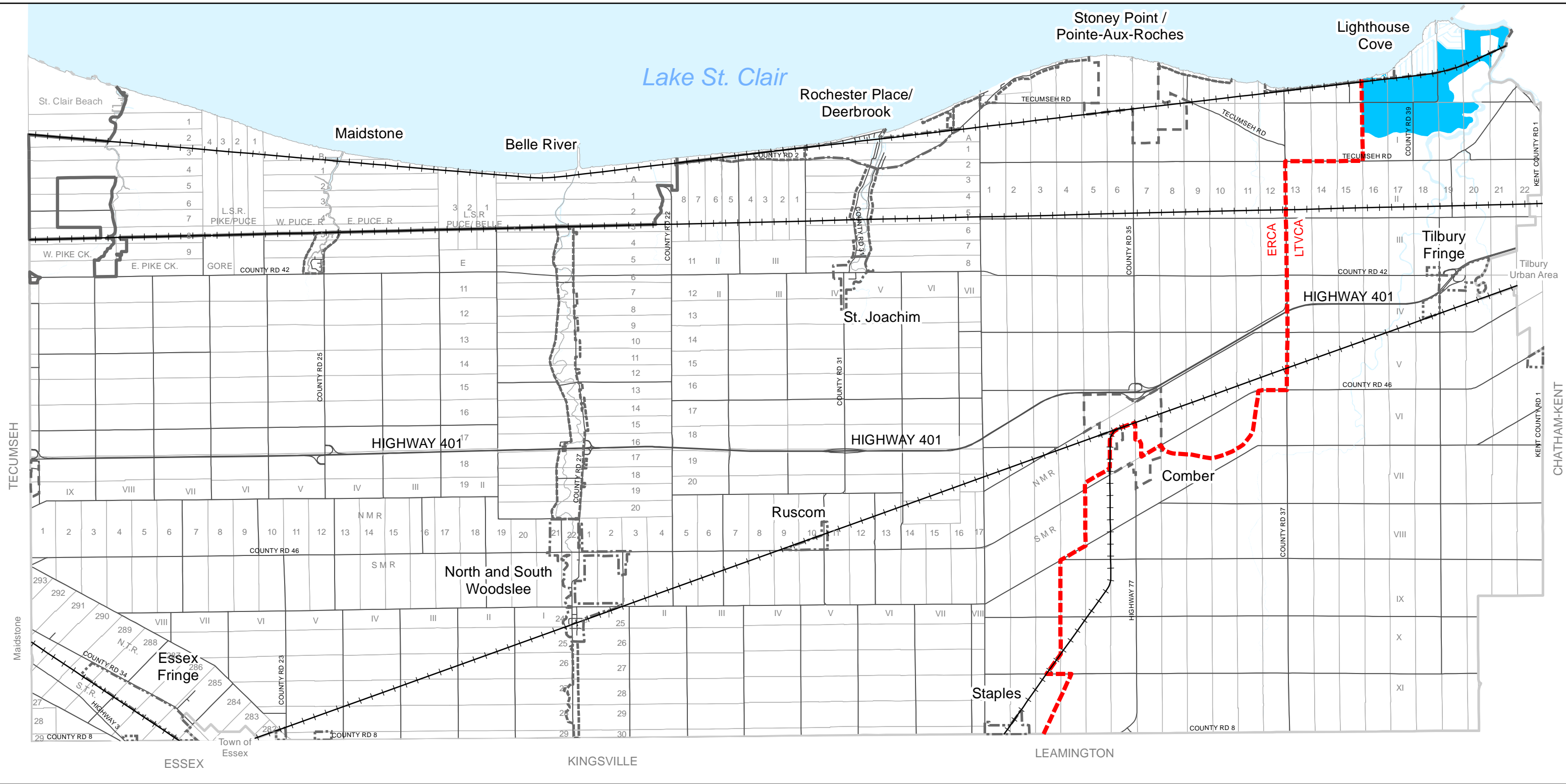
**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "B1-1b" BELLE RIVER
INTAKE PROTECTION ZONES
AND EVENT BASED AREAS**



M:\Jobs\2009\14_09208.001.P01 - Town of Lakeshore\Mapping\GIS\mxd\2020 03 03\PM_B.1.1b - Intake Protection Zones.mxd



HIGHLY VULNERABLE AQUIFERS (Section 5.1.1.2)

Highly Vulnerable Aquifers

LEGEND

- Urban Area Boundary (Primary)
- - - Urban Area Boundary (Secondary)
- - - Hamlet Area Boundary (Secondary)
- - - Waterfront Area Boundary (Secondary)
- - - Urban Fringe Area Boundary (Secondary)
- Municipal Boundary
- - - Conservation Authority Jurisdiction Boundary

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

The boundaries of Source Water protection Spatial Data: Surface Water Intake Protection Zones (IPZ), Highly Vulnerable Aquifers (HVA), and Significant Groundwater Recharge Areas (SGRA) as shown are approximated.

The Location and status of these sites are subject to change. Boundaries are subject to verification by ERCA. Copyright ERCA 2010-2014. Highly Vulnerable Aquifers (HVA). Copyright LTVCA.

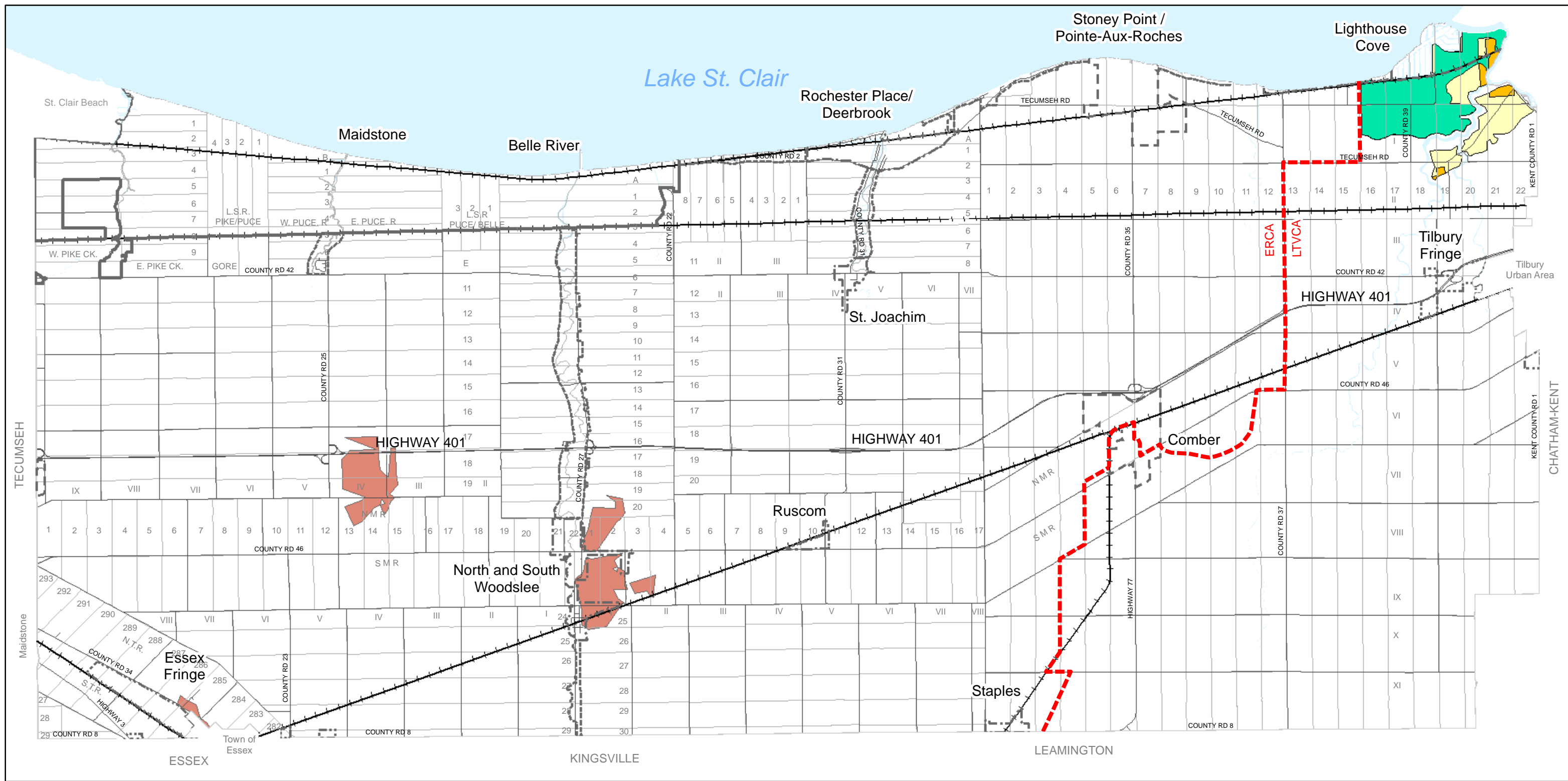
**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "B1-2"
HIGHLY VULNERABLE AQUIFERS**



M:\Jobs\2009\14-09208.001.P01 - Town of Lakeshore\Mapping\GIS\mxd\2020 03 03\PM_B.1.2 - Highly Vulnerable Aquifers.mxd



SIGNIFICANT GROUNDWATER RECHARGE AREAS (SECTION 5.1.1.2)

- Significant Groundwater Recharge Areas (Essex Region Source Protection Plan)**
- Low
 - Moderate
 - High
- Significant Groundwater Recharge Areas (Thames-Sydenham and Region Source Protection Plan)**
- Low
 - Moderate
 - High

LEGEND

- Urban Area Boundary (Primary)
- Urban Area Boundary (Secondary)
- Hamlet Area Boundary (Secondary)
- Waterfront Area Boundary (Secondary)
- Urban Fringe Area Boundary (Secondary)
- Municipal Boundary
- Conservation Authority Jurisdiction Boundary

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

The boundaries of Source Water protection Spatial Data: Surface Water Intake Protection Zones (IPZ), Highly Vulnerable Aquifers (HVA), and Significant Groundwater Recharge Areas (SGRA) as shown are approximated.

The Location and status of these sites are subject to change. Boundaries are subject to verification by ERCA. Copyright ERCA 2010-2014. Copyright LTVCA.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "B1-3"
SIGNIFICANT GROUNDWATER
RECHARGE AREAS**

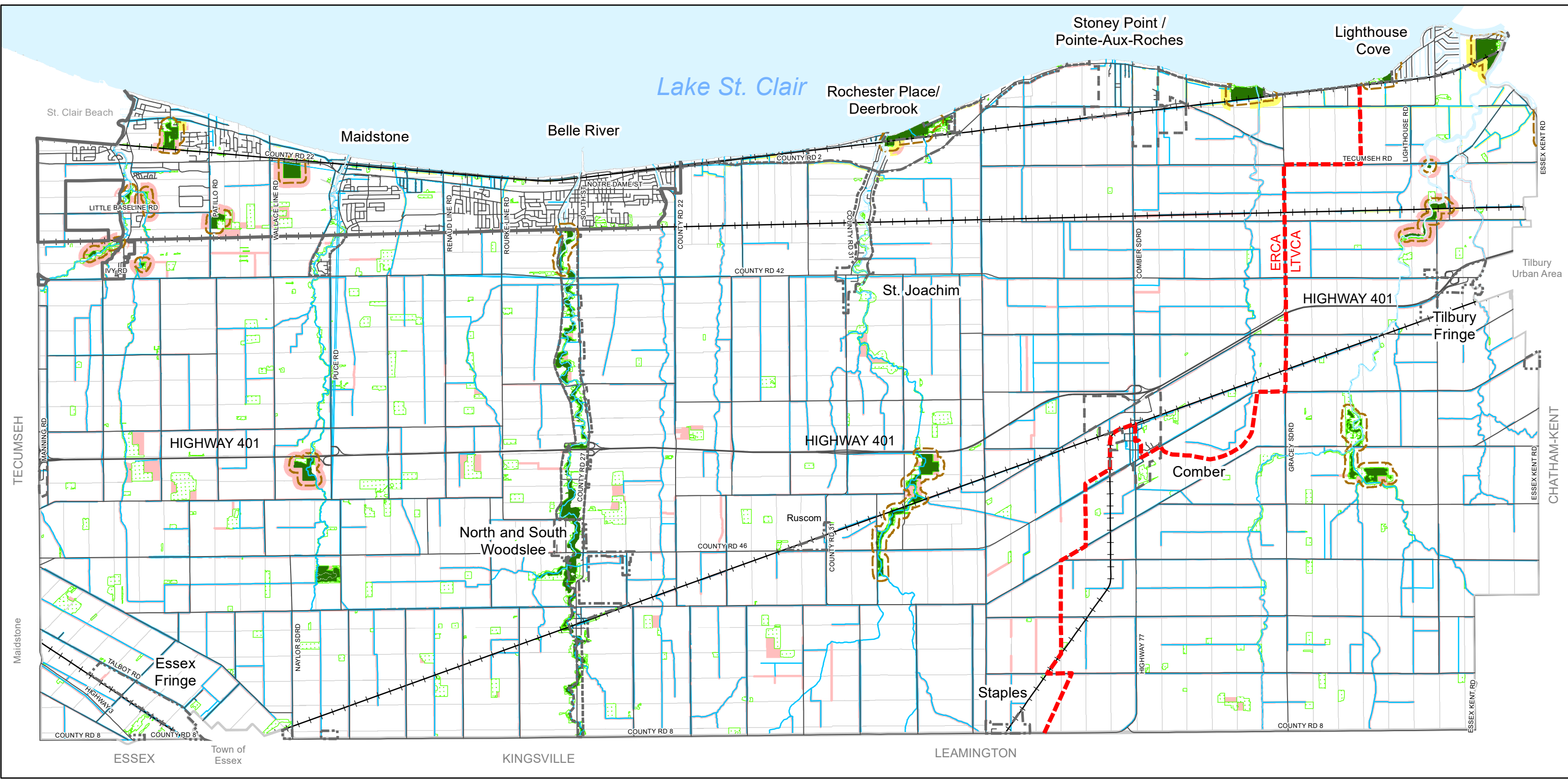


0 2.5 5 km

Page 52 of 96
Revision Date: March, 2023

M:\Jobs\2009\14-09208.001.P01 - Town of Lakeshore\Mapping\GIS\mxd\2020 03 03\PM_B.1.3 - Significant Groundwater Recharge Areas.mxd

M:\Jobs\2009\14-092008.001 P01 - Town of Lakeshore\Mapping\GIS\mxd\2020 03 03 PM_Schedule_B2_1_Natural_Heritage_Features B.mxd



NATURAL HERITAGE (SECTION 5.2)

- Natural Environment Overlay
- Natural Environment Designation

Restoration Opportunities Overlay

- Primary (3-5)
- Secondary (1-2)

LEGEND

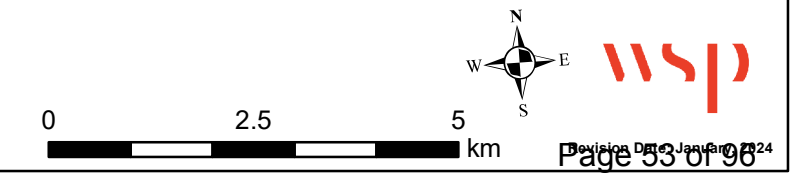
- Urban Area Boundary (Primary)
- Urban Area Boundary (Secondary)
- Hamlet Area Boundary (Secondary)
- Waterfront Area Boundary (Secondary)
- Urban Fringe Area Boundary (Secondary)
- Municipal Boundary
- Conservation Authority Jurisdiction Boundary
- Surface Water Feature
- 120m Adjacent Lands For Study Area

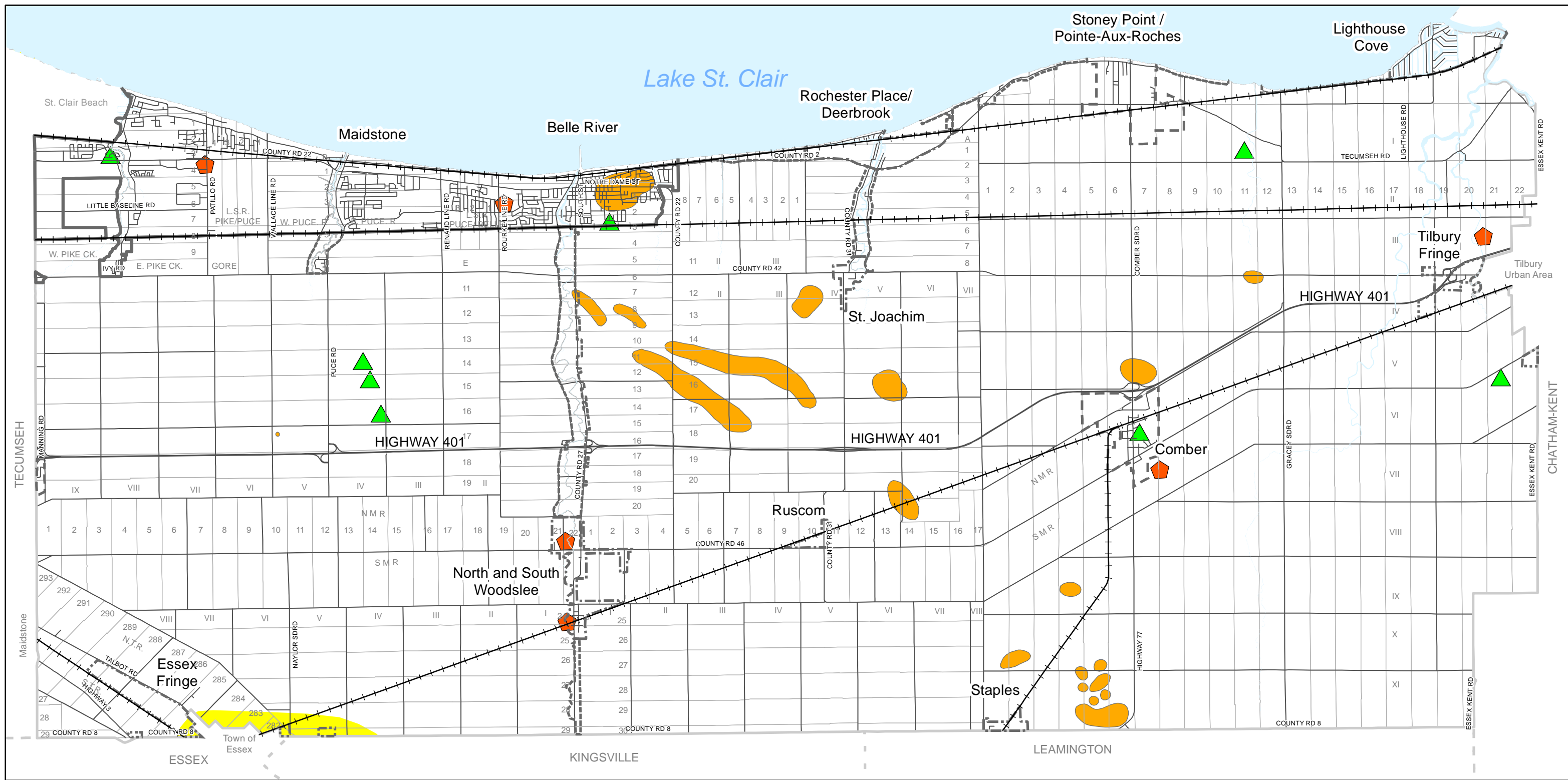
Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**






Revised based on County modifications (January, 2024)

**SCHEDULE "B2"
NATURAL ENVIRONMENT**











NATURAL RESOURCES AND HUMAN MADE HAZARDS

-  Active Waste Disposal Site (Section 5.4.2.4)
-  Closed Waste Disposal Site (Section 5.4.2.4)
-  Sewage Treatment Plant (Section 7.3)
-  Salt Deposits (Section 5.3)
-  Petroleum Resources (Section 5.3)

LEGEND

-  Urban Area Boundary (Primary)
-  Urban Area Boundary (Secondary)
-  Hamlet Area Boundary (Secondary)
-  Waterfront Area Boundary (Secondary)
-  Urban Fringe Area Boundary (Secondary)
-  Municipal Boundary

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

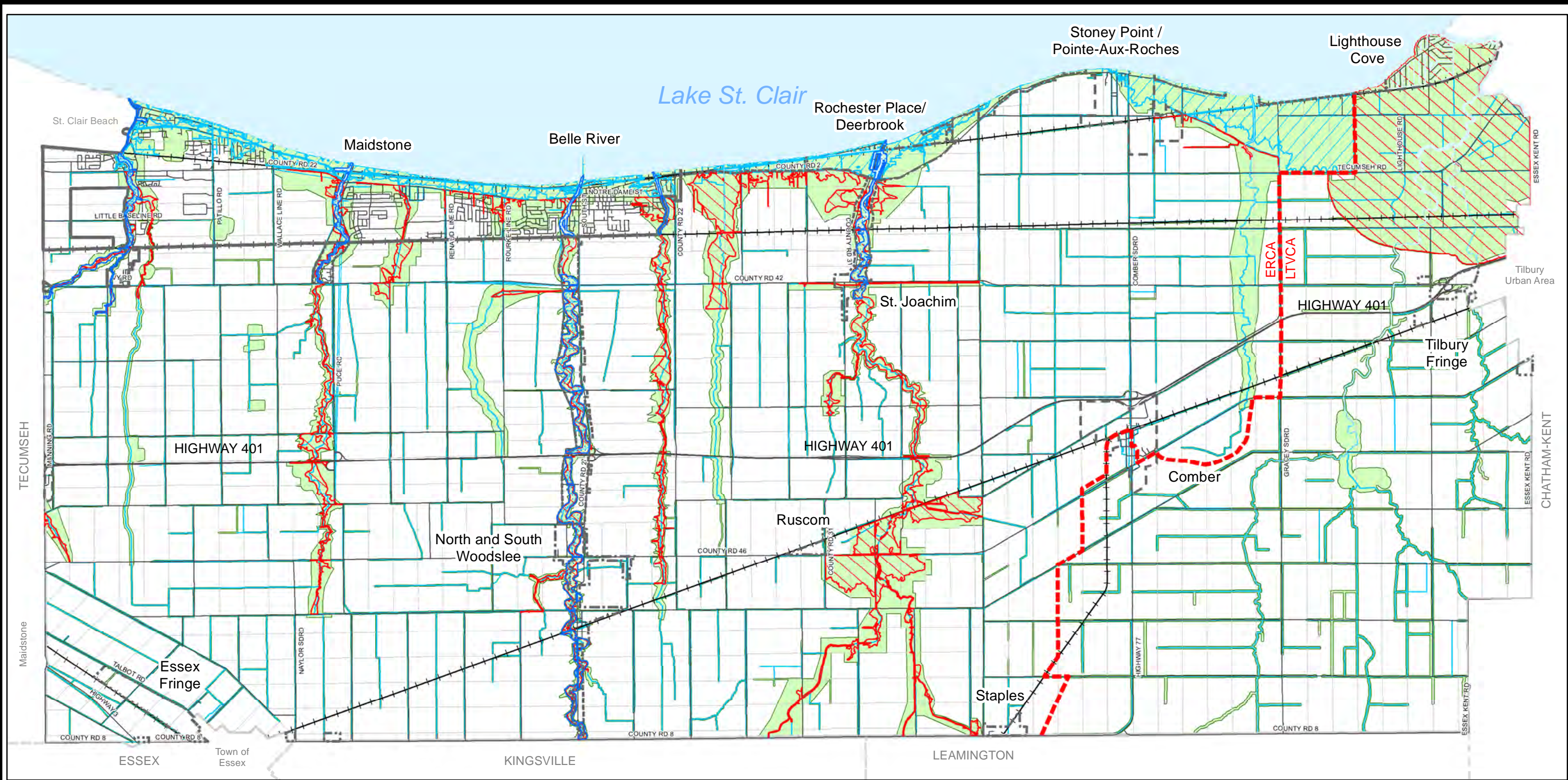
Known petroleum wells and associated works should be considered in the review of Planning Act applications. Please reference the Ontario Oil, Gas and Salt Resources Library website (www.ogsrlibrary.com) to obtain the most up-to-date information regarding known petroleum wells.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "B3"
NATURAL RESOURCES AND HUMAN MADE HAZARDS**





HAZARD LANDS (SECTION 5.4)

- Limit of the Regulated Area
- Inland Floodprone Areas
- Lake St. Clair Floodprone Area
- Floodway (where mapping available)

LEGEND

- Urban Area Boundary (Primary)
- Urban Area Boundary (Secondary)
- Hamlet Area Boundary (Secondary)
- Waterfront Area Boundary (Secondary)
- Urban Fringe Area Boundary (Secondary)
- Municipal Boundary
- Conservation Authority Jurisdiction Boundary
- Surface Water Feature

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTVCA 2018.

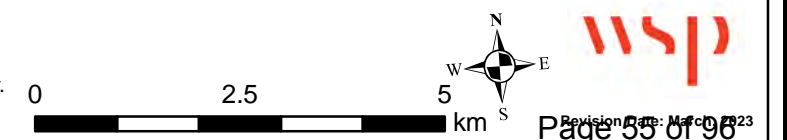
Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTVCA 2018.

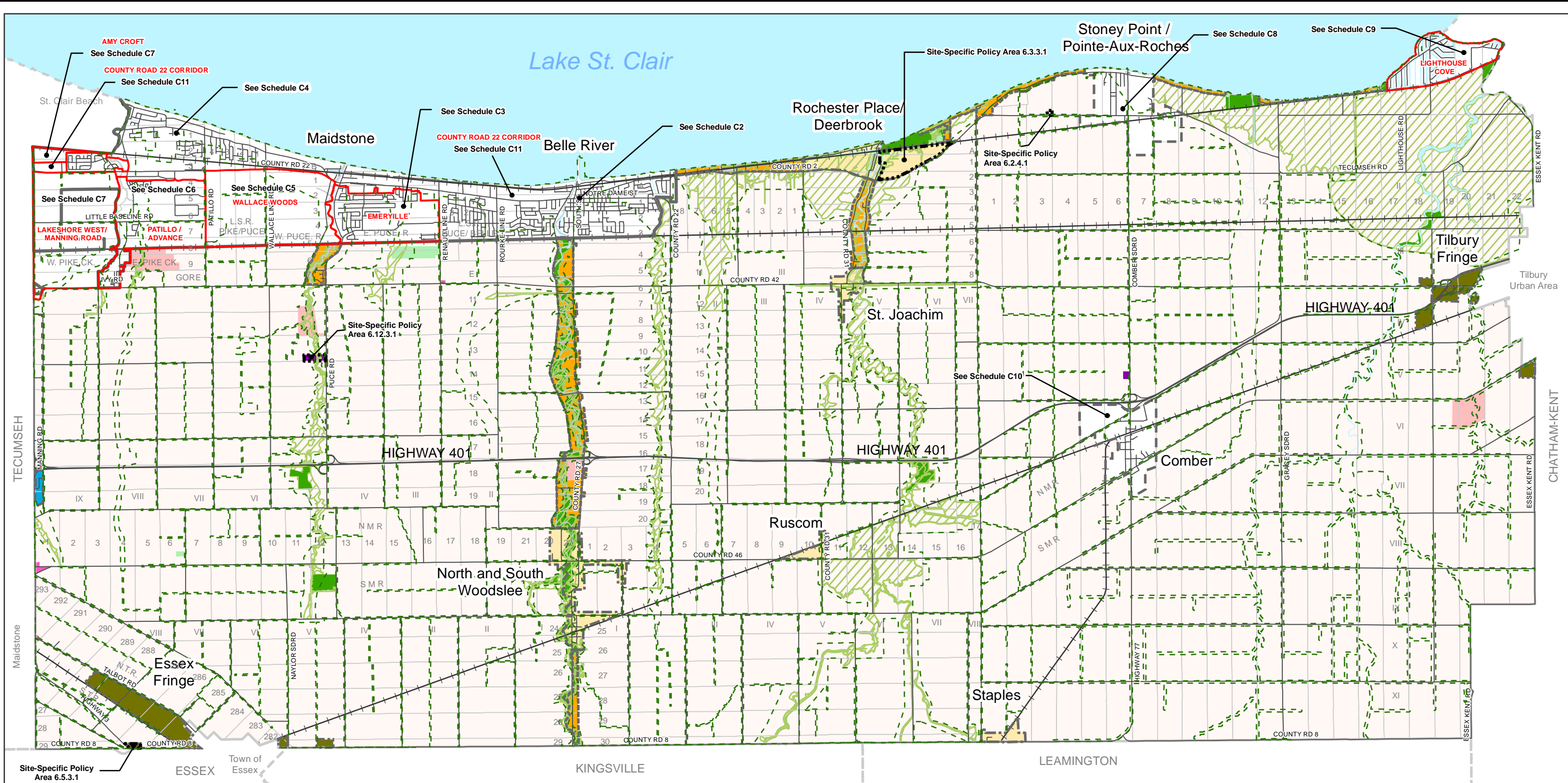
Floodway data represented on this map, where available, is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority. Copyright ERCA 2018.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "B4"
NATURAL HAZARDS
AND FLOODPRONE AREAS**





LAND USE DESIGNATION (SECTION 6.0)

- | | | | |
|--|-------------------------------------|--|----------------------------------|
| | Agricultural Designation | | Mixed Use Designation |
| | Hamlet Designation | | Central Area Designation |
| | Waterfront Residential Designation | | Employment Designation |
| | Urban Fringe Designation | | Major Institutional Designation |
| | Residential Designation | | Natural Conservation Designation |
| | Service Commercial Designation | | Parks and Open Space Designation |
| | Recreational Commercial Designation | | Urban Reserve Designation |

LEGEND

- | | | | |
|--|--|--|--|
| | Urban Area Boundary (Primary) | | Lake St. Clair Floodprone Area/ Inland Floodprone Area |
| | Urban Area Boundary (Secondary) | | Limit of the Regulated Area |
| | Hamlet Area Boundary (Secondary) | | |
| | Waterfront Area Boundary (Secondary) | | |
| | Urban Fringe Area Boundary (Secondary) | | |
| | Municipal Boundary | | |
| | Site-Specific Policy Area | | |
| | Special Planning Area | | |

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTCA 2018.

Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTCA 2018.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "C1" LAND USE
(RURAL AREA)**



Lake St. Clair

**COUNTY ROAD 22 CORRIDOR
SEE SCHEDULE C11**

Site-Specific Policy Area 6.10.3.1

SEE SCHEDULE C1

SEE SCHEDULE C3

SEE SCHEDULE C1

LAND USE DESIGNATION (SECTION 6.0)

- | | | | |
|--|-------------------------------------|--|----------------------------------|
| | Agricultural Designation | | Mixed Use Designation |
| | Hamlet Designation | | Central Area Designation |
| | Waterfront Residential Designation | | Employment Designation |
| | Urban Fringe Designation | | Major Institutional Designation |
| | Residential Designation | | Natural Conservation Designation |
| | Service Commercial Designation | | Parks and Open Space Designation |
| | Recreational Commercial Designation | | Urban Reserve Designation |

LEGEND

- | | | | |
|--|--|--|---|
| | Urban Area Boundary (Primary) | | Lake St. Clair Floodprone Area/
Inland Floodprone Area |
| | Urban Area Boundary (Secondary) | | Limit of the Regulated Area |
| | Hamlet Area Boundary (Secondary) | | |
| | Waterfront Area Boundary (Secondary) | | |
| | Urban Fringe Area Boundary (Secondary) | | |
| | Municipal Boundary | | |
| | Special Planning Area | | |

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

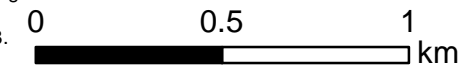
Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTVCA 2018.

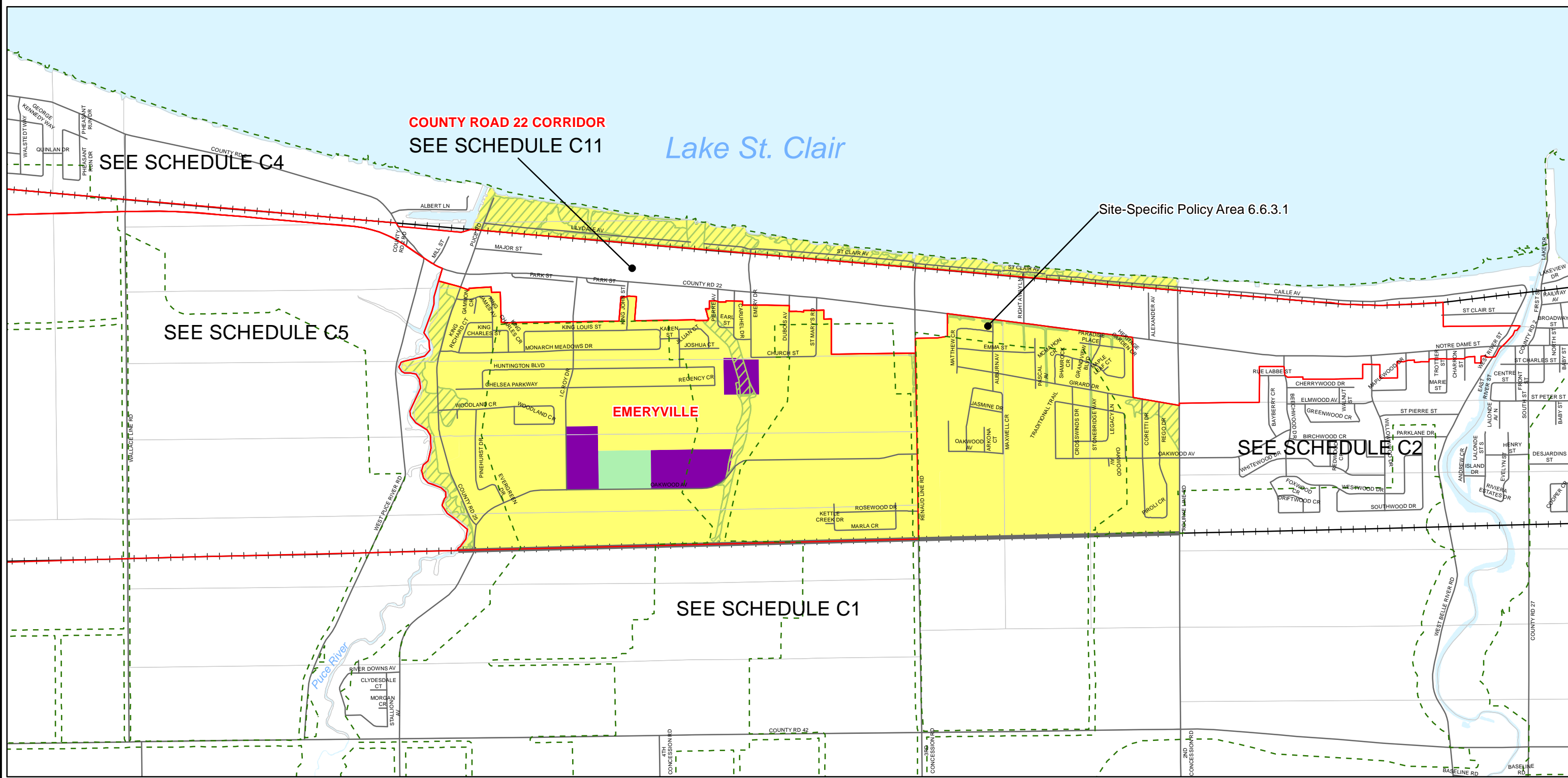
Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTVCA 2018.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "C2" LAND USE
(BELLE RIVER)**





LAND USE DESIGNATION (SECTION 6.0)	
	Agricultural Designation
	Hamlet Designation
	Waterfront Residential Designation
	Urban Fringe Designation
	Residential Designation
	Service Commercial Designation
	Recreational Commercial Designation
	Mixed Use Designation
	Central Area Designation
	Employment Designation
	Major Institutional Designation
	Natural Conservation Designation
	Parks and Open Space Designation
	Urban Reserve Designation

LEGEND	
	Urban Area Boundary (Primary)
	Urban Area Boundary (Secondary)
	Hamlet Area Boundary (Secondary)
	Waterfront Area Boundary (Secondary)
	Urban Fringe Area Boundary (Secondary)
	Municipal Boundary
	Site-Specific Policy Area
	Special Planning Area
	Lake St. Clair Floodprone Area/ Inland Floodprone Area
	Limit of the Regulated Area

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

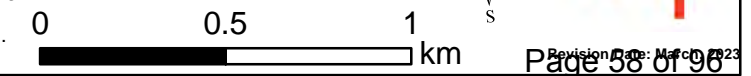
Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTCA 2018.

Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTCA 2018.

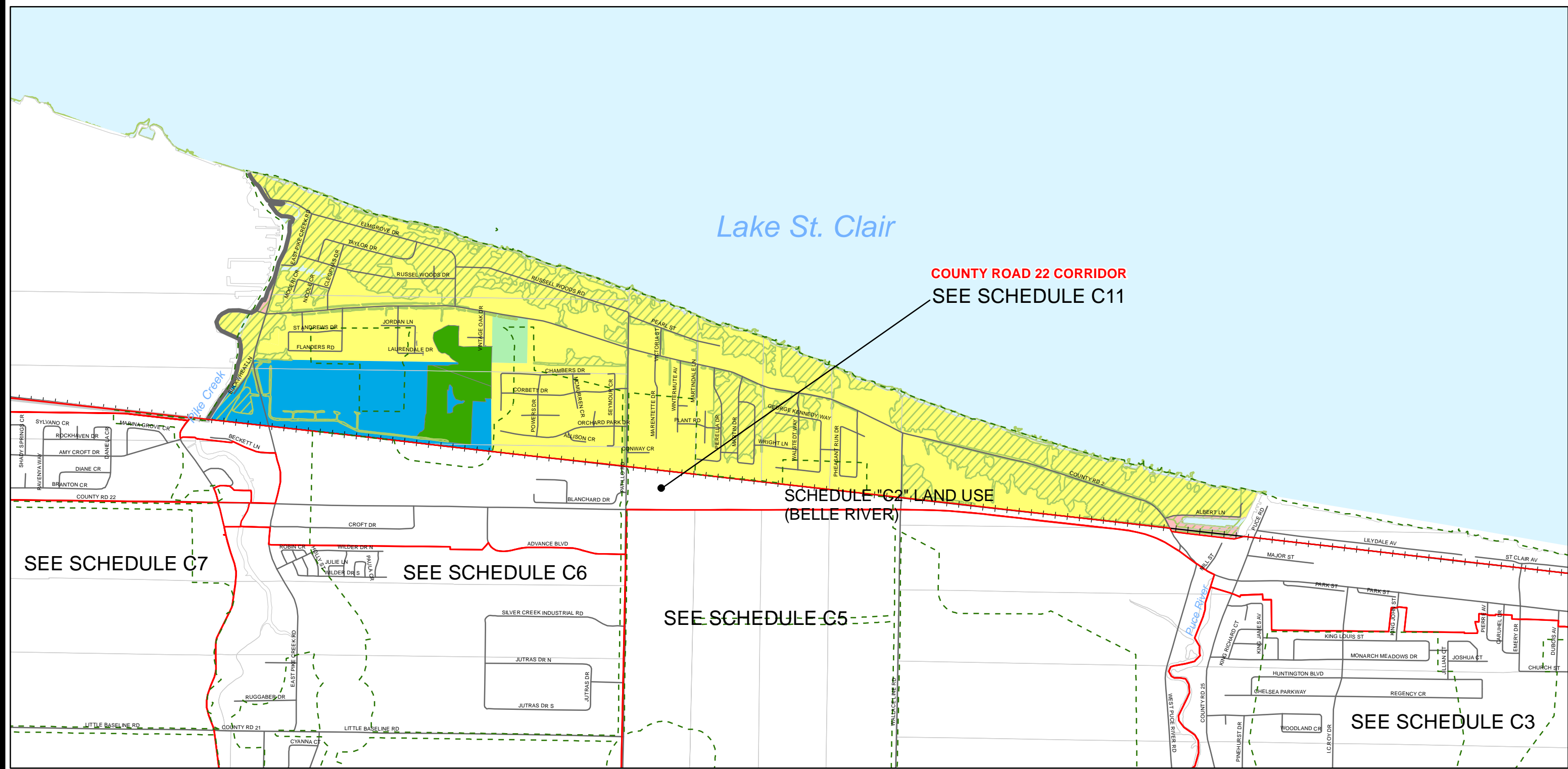
**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "C3" LAND USE
(EMERYVILLE)**



M:\Jobs\2009\14-09208.001_P01 - Town of Lakeshore\Mapping\GIS\mxd\2020_03_03\PM_Schedule C4 - Land Use - Russell Woods.mxd



LAND USE DESIGNATION (SECTION 6.0)

- | | | | |
|--|-------------------------------------|--|----------------------------------|
| | Agricultural Designation | | Mixed Use Designation |
| | Hamlet Designation | | Central Area Designation |
| | Waterfront Residential Designation | | Employment Designation |
| | Urban Fringe Designation | | Major Institutional Designation |
| | Residential Designation | | Natural Conservation Designation |
| | Service Commercial Designation | | Parks and Open Space Designation |
| | Recreational Commercial Designation | | Urban Reserve Designation |

LEGEND

- | | | | |
|--|--|--|--|
| | Urban Area Boundary (Primary) | | Lake St. Clair Floodprone Area/ Inland Floodprone Area |
| | Urban Area Boundary (Secondary) | | Limit of the Regulated Area |
| | Hamlet Area Boundary (Secondary) | | |
| | Waterfront Area Boundary (Secondary) | | |
| | Urban Fringe Area Boundary (Secondary) | | |
| | Municipal Boundary | | |
| | Site-Specific Policy Area | | |
| | Special Planning Area | | |

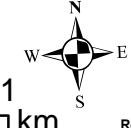
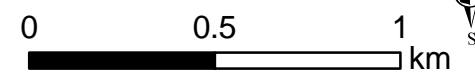
Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTVCA 2018.

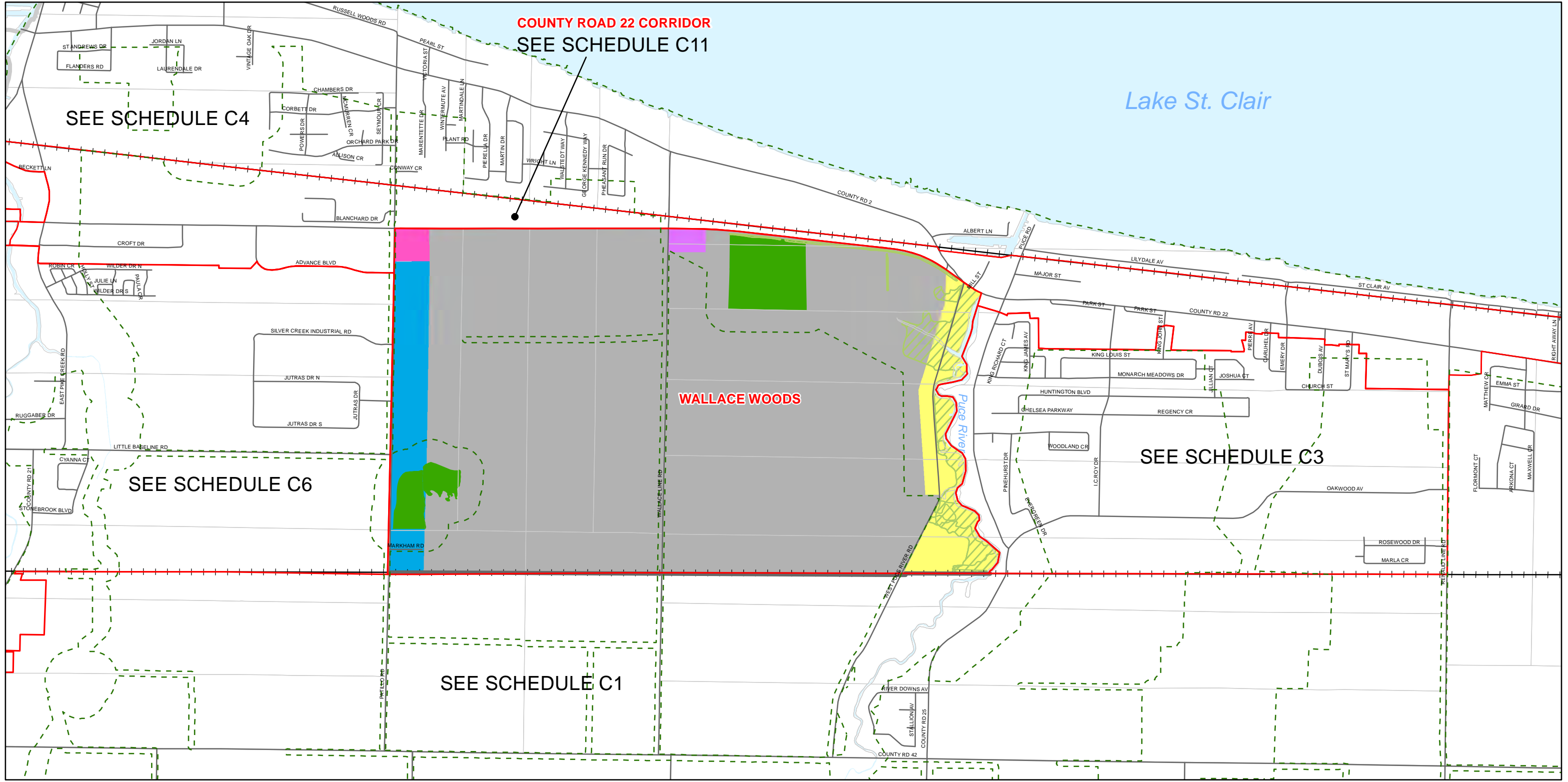
Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTVCA 2018.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**
Revised based on County modifications (March, 2023)

**SCHEDULE "C4" LAND USE
(RUSSELL WOODS)**



M:\Jobs\2009\14_09208_001.P01 - Town of Lakeshore\mapping\GIS\mxd\2020 03 03\PM_Schedule C5 - Land Use - Wallace Wood.mxd



COUNTY ROAD 22 CORRIDOR
SEE SCHEDULE C11

Lake St. Clair


WALLACE WOODS

SEE SCHEDULE C3

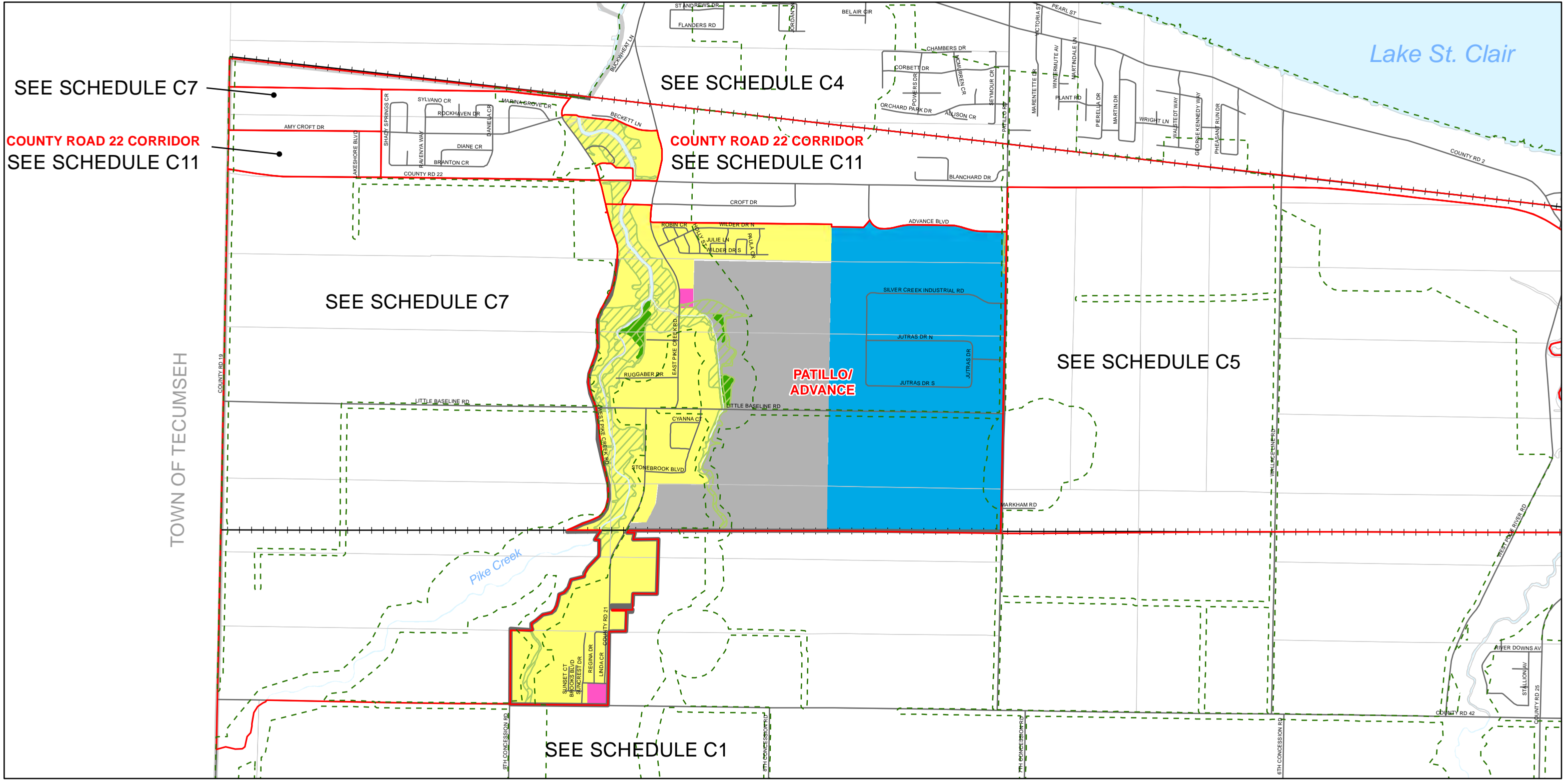
SEE SCHEDULE C1

SEE SCHEDULE C6

SEE SCHEDULE C4

LAND USE DESIGNATION (SECTION 6.0)		LEGEND		<p>Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).</p> <p>Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTVCA 2018.</p> <p>Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTVCA 2018.</p>	<p>Municipality of Lakeshore Official Plan Official Plan Amendment 16 Adopted by Council (By-law 24-2021) Revised based on County modifications (March, 2023)</p> <p>SCHEDULE "C5" LAND USE (WALLACE WOODS)</p> 
<ul style="list-style-type: none"> Agricultural Designation Hamlet Designation Waterfront Residential Designation Urban Fringe Designation Residential Designation Service Commercial Designation Recreational Commercial Designation 	<ul style="list-style-type: none"> Mixed Use Designation Central Area Designation Employment Designation Major Institutional Designation Natural Conservation Designation Parks and Open Space Designation Urban Reserve Designation 	<ul style="list-style-type: none"> Urban Area Boundary (Primary) Urban Area Boundary (Secondary) Hamlet Area Boundary (Secondary) Waterfront Area Boundary (Secondary) Urban Fringe Area Boundary (Secondary) Municipal Boundary Site-Specific Policy Area Special Planning Area 	<ul style="list-style-type: none"> Lake St. Clair Floodprone Area/ Inland Floodprone Area Limit of the Regulated Area 		

M:\Jobs\2009\14_09208.001_P01 - Town of Lakeshore\Mapping\GIS\mxd\2020 03 03\PM_Schedule C6 - Land Use - Patillo - Advance.mxd



LAND USE DESIGNATION (SECTION 6.0)	
	Hamlet Designation
	Waterfront Residential Designation
	Urban Fringe Designation
	Residential Designation
	Service Commercial Designation
	Recreational Commercial Designation
	Mixed Use Designation
	Central Area Designation
	Employment Designation
	Major Institutional Designation
	Natural Conservation Designation
	Parks and Open Space Designation
	Urban Reserve Designation

LEGEND	
	Urban Area Boundary (Primary)
	Urban Area Boundary (Secondary)
	Hamlet Area Boundary (Secondary)
	Waterfront Area Boundary (Secondary)
	Urban Fringe Area Boundary (Secondary)
	Municipal Boundary
	Site-Specific Policy Area
	Special Planning Area
	Lake St. Clair Floodprone Area/ Inland Floodprone Area
	Limit of the Regulated Area

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTVCA 2018.

Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTVCA 2018.

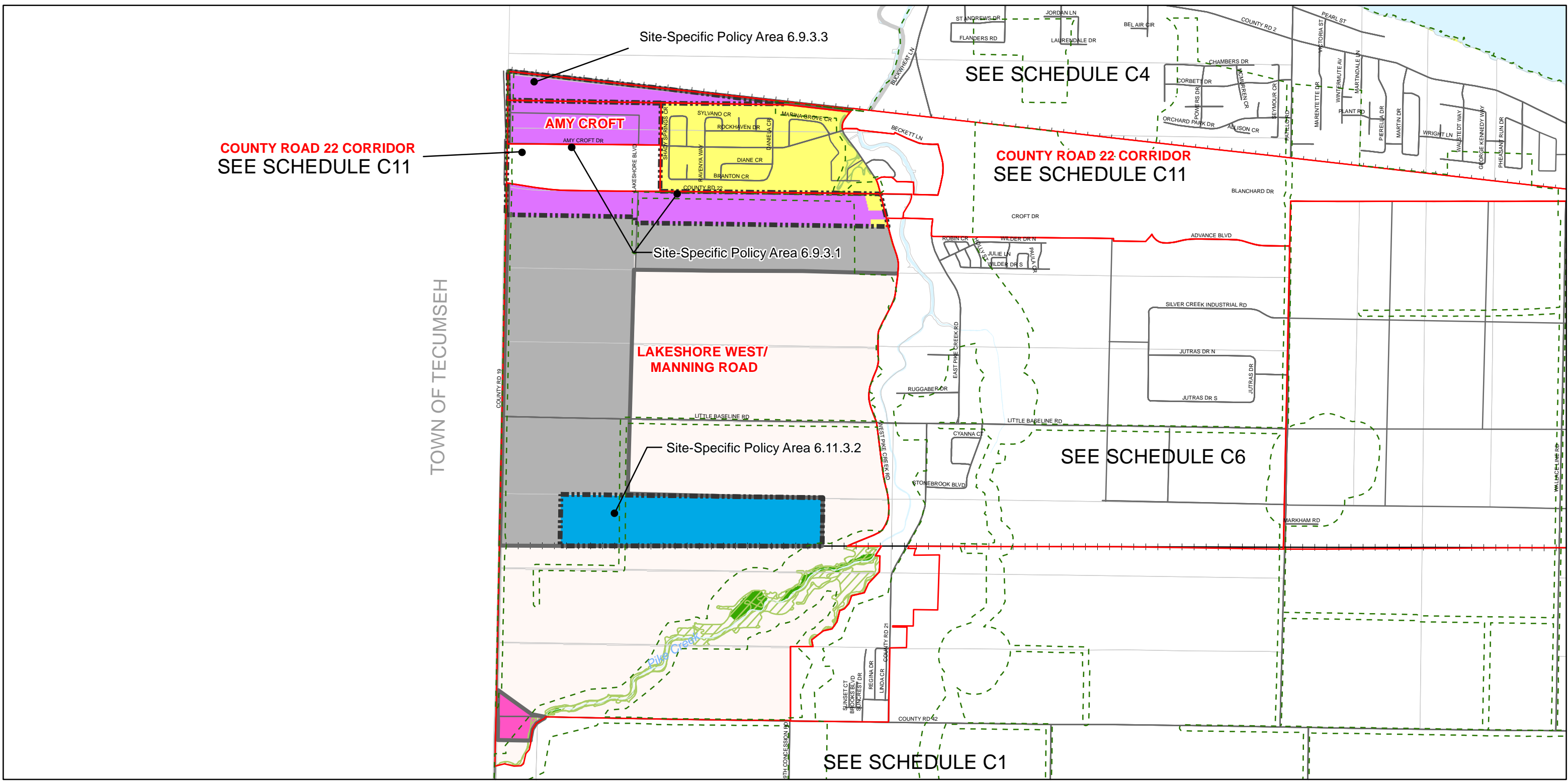
**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "C6" LAND USE
(PATILLO/ADVANCE)**

Revision Date: March 2023

0 0.5 1 km



LAND USE DESIGNATION (SECTION 6.0)

- | | | | |
|--|-------------------------------------|--|----------------------------------|
| | Agricultural Designation | | Mixed Use Designation |
| | Hamlet Designation | | Central Area Designation |
| | Waterfront Residential Designation | | Employment Designation |
| | Urban Fringe Designation | | Major Institutional Designation |
| | Residential Designation | | Natural Conservation Designation |
| | Service Commercial Designation | | Parks and Open Space Designation |
| | Recreational Commercial Designation | | Urban Reserve Designation |

LEGEND

- | | | | |
|--|--|--|--|
| | Urban Area Boundary (Primary) | | Lake St. Clair Floodprone Area/ Inland Floodprone Area |
| | Urban Area Boundary (Secondary) | | Limit of the Regulated Area |
| | Hamlet Area Boundary (Secondary) | | |
| | Waterfront Area Boundary (Secondary) | | |
| | Urban Fringe Area Boundary (Secondary) | | |
| | Municipal Boundary | | |
| | Site-Specific Policy Area | | |
| | Special Planning Area | | |

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

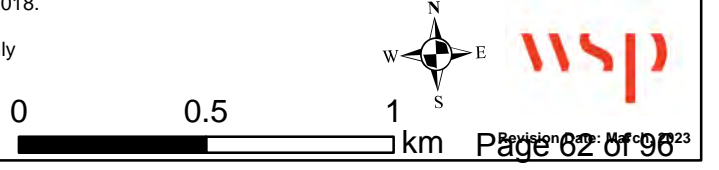
Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTCA 2018.

Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTCA 2018.

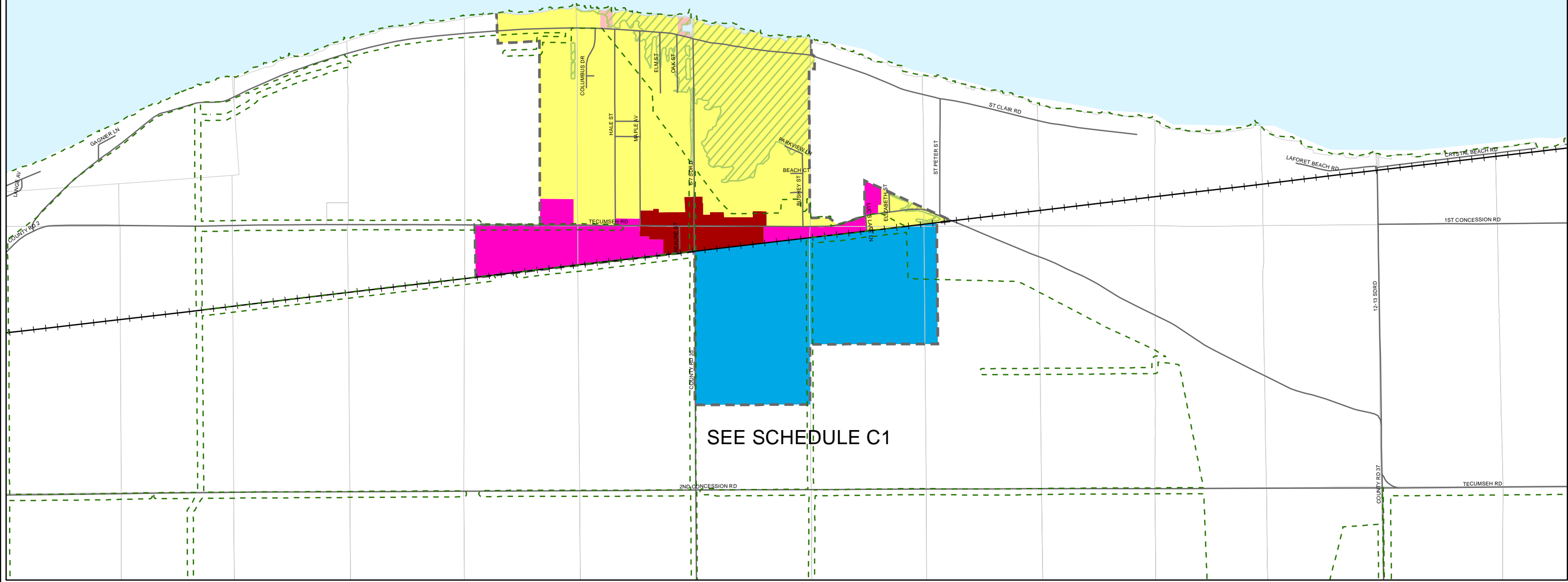
**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "C7" LAND USE
(AMY CROFT / MANNING ROAD)**



Lake St. Clair



LAND USE DESIGNATION (SECTION 6.0)

- | | | | |
|--|-------------------------------------|--|----------------------------------|
| | Agricultural Designation | | Mixed Use Designation |
| | Hamlet Designation | | Central Area Designation |
| | Waterfront Residential Designation | | Employment Designation |
| | Urban Fringe Designation | | Major Institutional Designation |
| | Residential Designation | | Natural Conservation Designation |
| | Service Commercial Designation | | Parks and Open Space Designation |
| | Recreational Commercial Designation | | Urban Reserve Designation |

LEGEND

- | | | | |
|--|--|--|--|
| | Urban Area Boundary (Primary) | | Lake St. Clair Floodprone Area/ Inland Floodprone Area |
| | Urban Area Boundary (Secondary) | | Limit of the Regulated Area |
| | Hamlet Area Boundary (Secondary) | | |
| | Waterfront Area Boundary (Secondary) | | |
| | Urban Fringe Area Boundary (Secondary) | | |
| | Municipal Boundary | | |
| | Site-Specific Policy Area | | |
| | Special Planning Area | | |

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

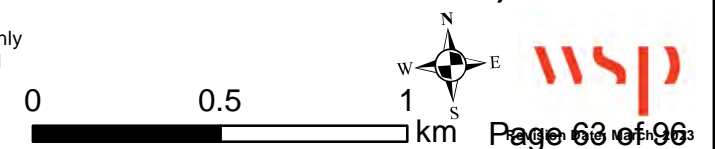
Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTVCA 2018.

Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTVCA 2018.

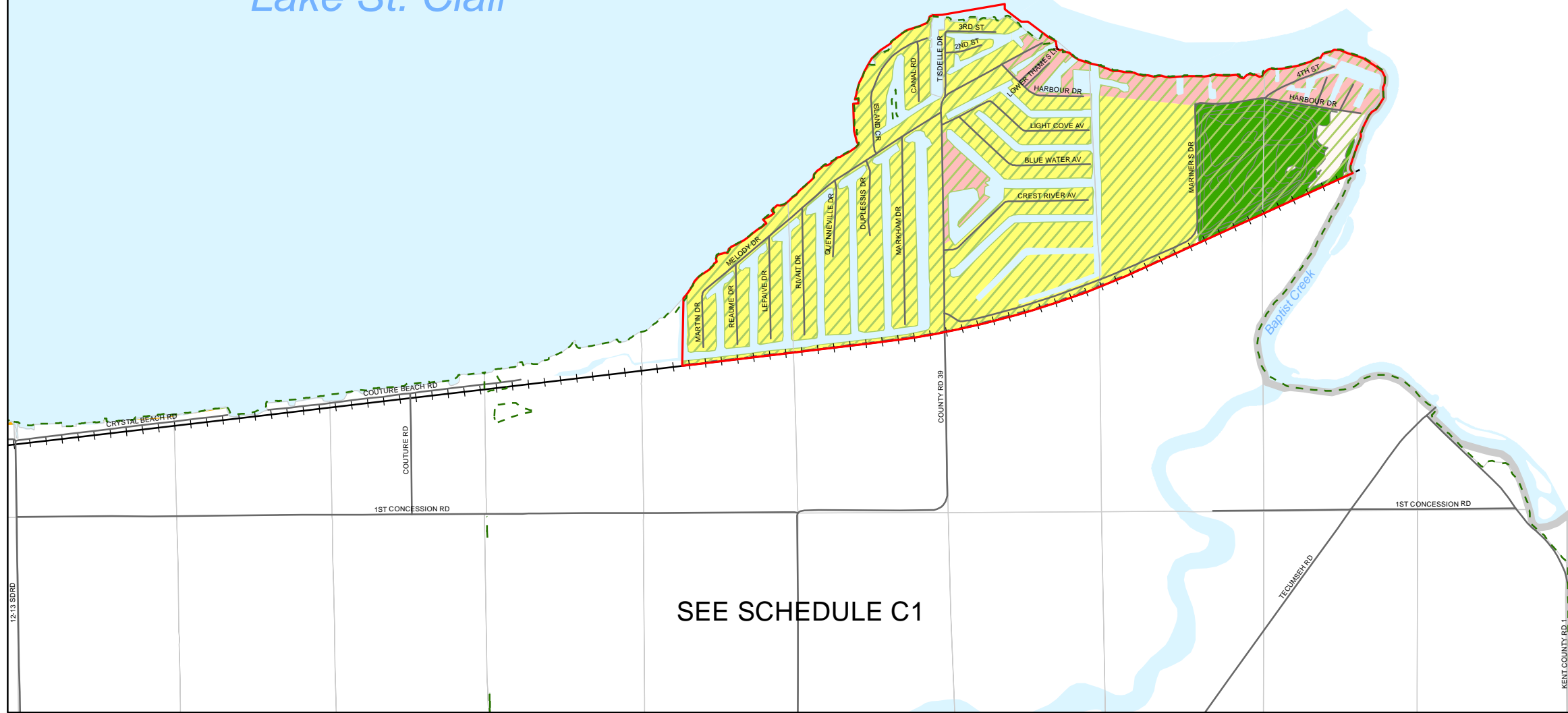
Municipality of Lakeshore Official Plan Official Plan Amendment 16 Adopted by Council (By-law 24-2021)

Revised based on County modifications (March, 2023)

SCHEDULE "C8" LAND USE (STONEY POINT / POINTE-AUX-ROCHES)



Lake St. Clair



LAND USE DESIGNATION (SECTION 6.0)

- | | | | |
|--|-------------------------------------|--|----------------------------------|
| | Agricultural Designation | | Mixed Use Designation |
| | Hamlet Designation | | Central Area Designation |
| | Waterfront Residential Designation | | Employment Designation |
| | Urban Fringe Designation | | Major Institutional Designation |
| | Residential Designation | | Natural Conservation Designation |
| | Service Commercial Designation | | Parks and Open Space Designation |
| | Recreational Commercial Designation | | Urban Reserve Designation |

LEGEND

- | | | | |
|--|--|--|---|
| | Urban Area Boundary (Primary) | | Lake St. Clair Floodprone Area/
Inland Floodprone Area |
| | Urban Area Boundary (Secondary) | | Limit of the Regulated Area |
| | Hamlet Area Boundary (Secondary) | | |
| | Waterfront Area Boundary (Secondary) | | |
| | Urban Fringe Area Boundary (Secondary) | | |
| | Municipal Boundary | | |
| | Site-Specific Policy Area | | |
| | Special Planning Area | | |

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

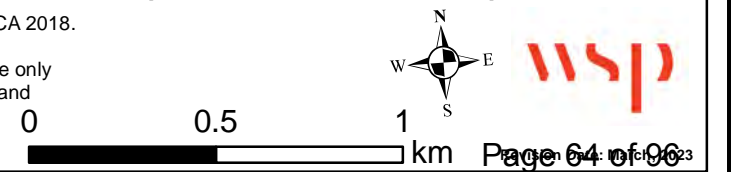
Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTVCA 2018.

Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTVCA 2018.

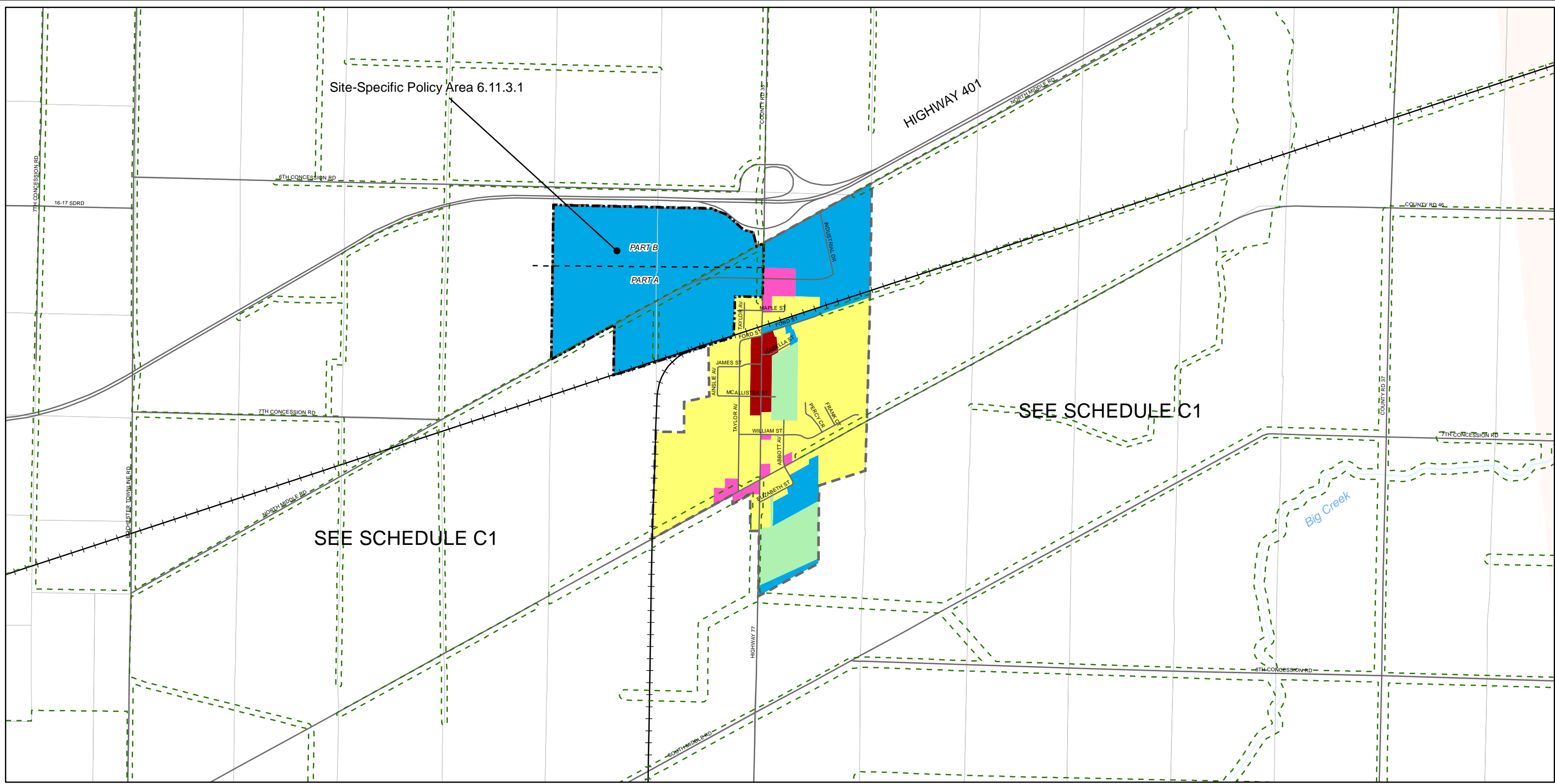
**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "C9" LAND USE
(LIGHTHOUSE COVE)**



M:\Jobs\2009\14_09208_001_P01 - Town of Lakeshore\Mapping\GIS\mxd\2020 03 03\PM_Schedule C10 - Land Use - Comber.mxd



LAND USE DESIGNATION (SECTION 6.0)

- | | | | |
|--|-------------------------------------|--|----------------------------------|
| | Agricultural Designation | | Mixed Use Designation |
| | Hamlet Designation | | Central Area Designation |
| | Waterfront Residential Designation | | Employment Designation |
| | Urban Fringe Designation | | Major Institutional Designation |
| | Residential Designation | | Natural Conservation Designation |
| | Service Commercial Designation | | Parks and Open Space Designation |
| | Recreational Commercial Designation | | Urban Reserve Designation |

LEGEND

- | | | | |
|--|--|--|--|
| | Urban Area Boundary (Primary) | | Lake St. Clair Floodprone Area/ Inland Floodprone Area |
| | Urban Area Boundary (Secondary) | | Limit of the Regulated Area |
| | Hamlet Area Boundary (Secondary) | | |
| | Waterfront Area Boundary (Secondary) | | |
| | Urban Fringe Area Boundary (Secondary) | | |
| | Municipal Boundary | | |
| | Site-Specific Policy Area | | |
| | Special Planning Area | | |

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTCA 2018.

Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTCA 2018.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

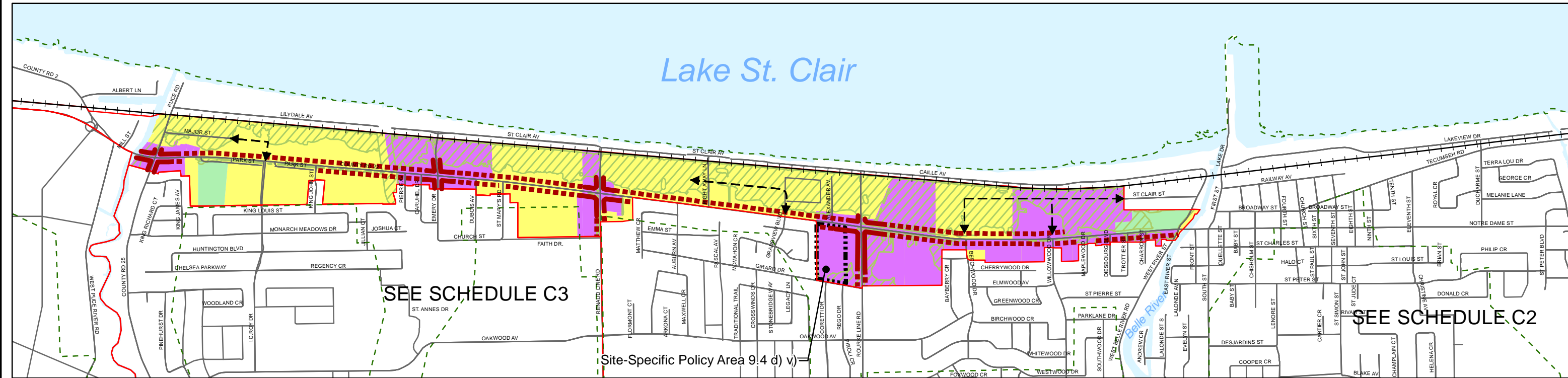
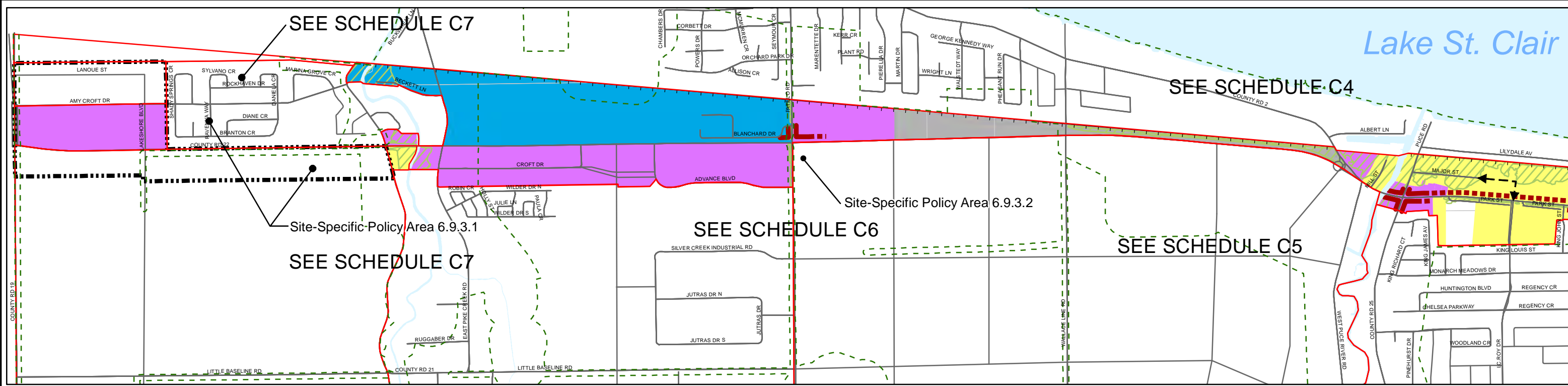
**SCHEDULE "C10" LAND USE
(COMBER)**



0 0.5 1 km

Revision Date: March 2023

Page 65 of 96



LAND USE DESIGNATION (SECTION 6.0)

- Agricultural Designation
- Hamlet Designation
- Waterfront Residential Designation
- Urban Fringe Designation
- Residential Designation
- Service Commercial Designation
- Recreational Commercial Designation
- Mixed Use Designation
- Central Area Designation
- Employment Designation
- Major Institutional Designation
- Natural Conservation Designation
- Parks and Open Space Designation
- Urban Reserve Designation

LEGEND

- Urban Area Boundary (Primary)
- Urban Area Boundary (Secondary)
- Hamlet Area Boundary (Secondary)
- Waterfront Area Boundary (Secondary)
- Urban Fringe Area Boundary (Secondary)
- Municipal Boundary
- Site-Specific Policy Area
- Special Planning Area
- Lake St. Clair Floodprone Area/
Inland Floodprone Area
- Limit of the Regulated Area
- Continuous Street Frontage
- Intermittent Street Frontage
- Potential Road Connection

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety. Landuse Designations on this schedule must be interpreted in conjunction with Schedule B.2.1 (Natural Heritage Features).

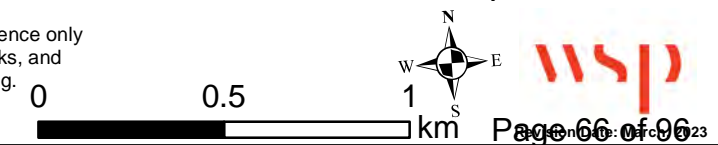
Limit of the Regulated Area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Confirmation of the actual boundary would need to be field verified by the appropriate Conservation Authority to ensure compliance with the text based regulations as further detailed in the determination of the regulation limits reference manual. Copyright ERCA 2018 and LTCA 2018.

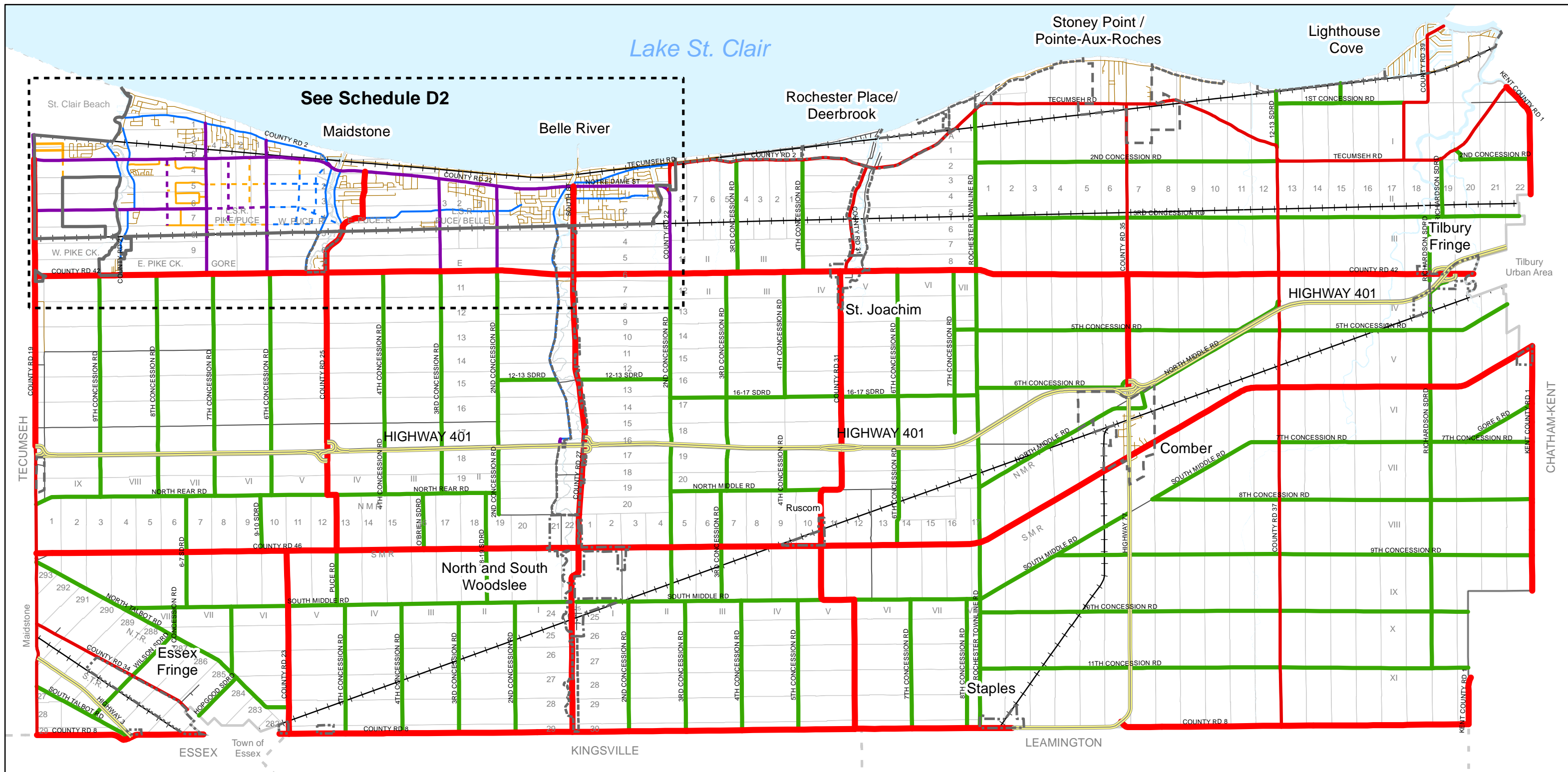
Floodprone area data represented on this map is for visual reference only and is not to be considered as legal boundaries. Channels, creeks, and rivers close to the Lake are prone to both lake and inland flooding. The actual boundaries must be confirmed by the appropriate Conservation Authority. Copyright ERCA 2018 and LTCA 2018.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "C11" LAND USE
(COUNTY ROAD 22 SPECIAL
PLANNING AREA)**





HIERARCHY AND CLASSIFICATION OF ROADS (SECTION 7.2.2.1)

- Provincial Highway
- Rural Regional Road
- Rural Secondary Road
- Rural Collector Road
- Rural Local Road
- Urban Arterial Road
- Urban Residential/Collector Road
- Urban Commercial/Employment Collector Road
- Urban Residential Local Road
- Urban Commercial/Employment Local Road

- Existing Road
- Planned Road *

* Note: Planned Roads are Illustrated Conceptually. Refer to the relevant Secondary Plans for planned roadway network developments, road classifications and intersections

LEGEND

- Urban Area Boundary (Primary)
- Urban Area Boundary (Secondary)
- Hamlet Area Boundary (Secondary)
- Waterfront Area Boundary (Secondary)
- Urban Fringe Area Boundary (Secondary)
- Municipal Boundary

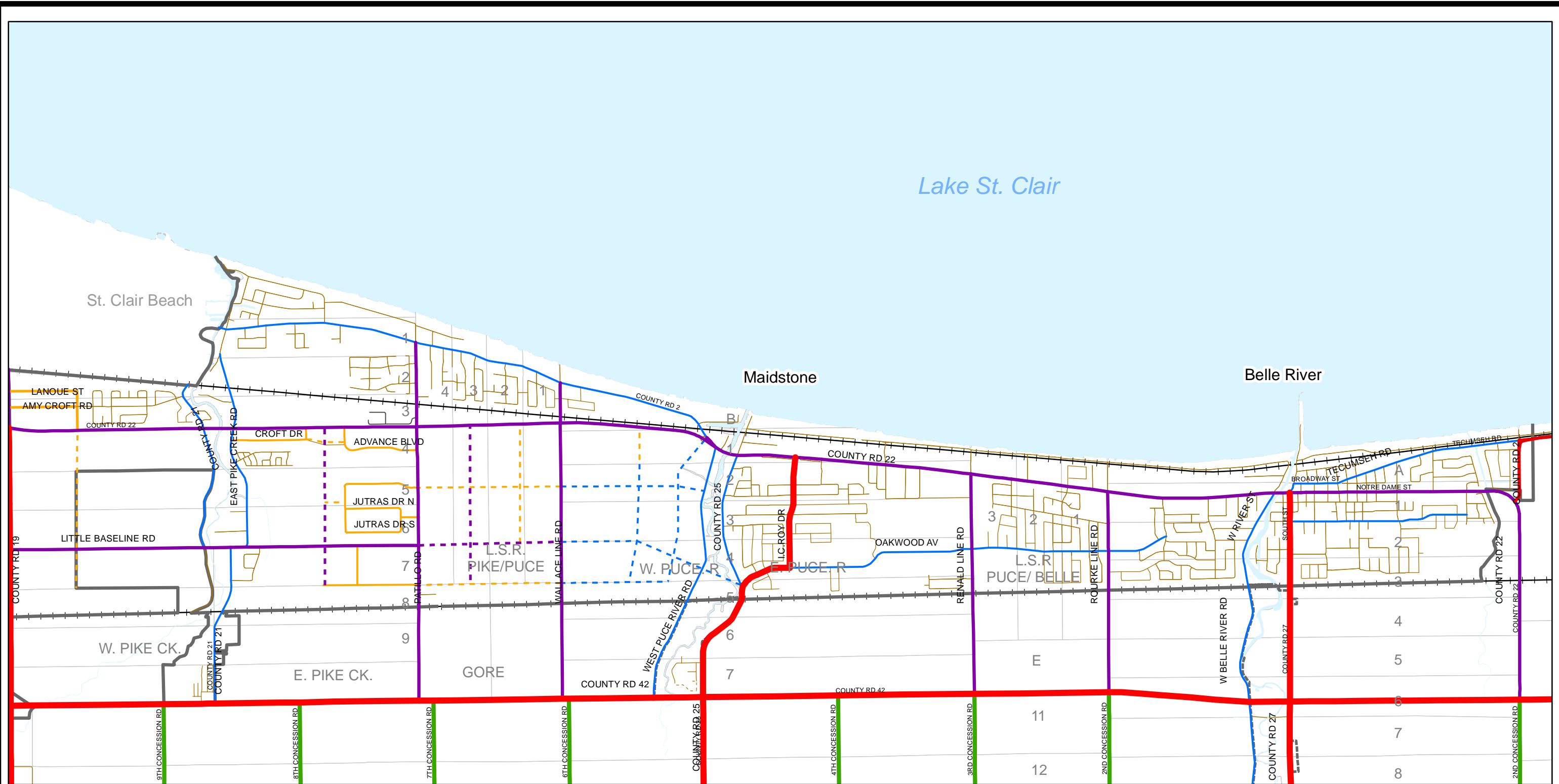
Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "D1"
ROAD CLASSIFICATION
(Rural Area)**





HIERARCHY AND CLASSIFICATION OF ROADS (SECTION 7.2.2.1)

- Provincial Highway
- Rural Regional Road
- Rural Secondary Road
- Rural Collector
- Rural Local Road
- Urban Arterial Road
- Urban Residential Collector Road
- Urban Commercial Employment Collector Road
- Urban Residential Local Road
- Urban Commercial/ Employment Local Road

- Existing Road
- Planned Road *

* Note: Planned Roads are Illustrated Conceptually. Refer to the relevant Secondary Plans for planned roadway network developments, road classifications and intersections

LEGEND

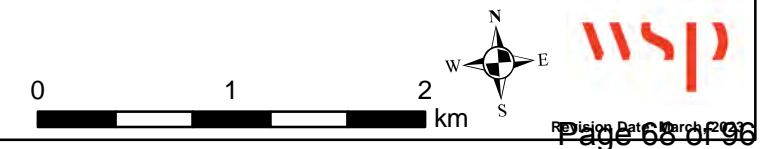
- Urban Area Boundary (Primary)
- Urban Area Boundary (Secondary)
- Hamlet Area Boundary (Secondary)
- Waterfront Area Boundary (Secondary)
- Urban Fringe Area Boundary (Secondary)
- Municipal Boundary

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

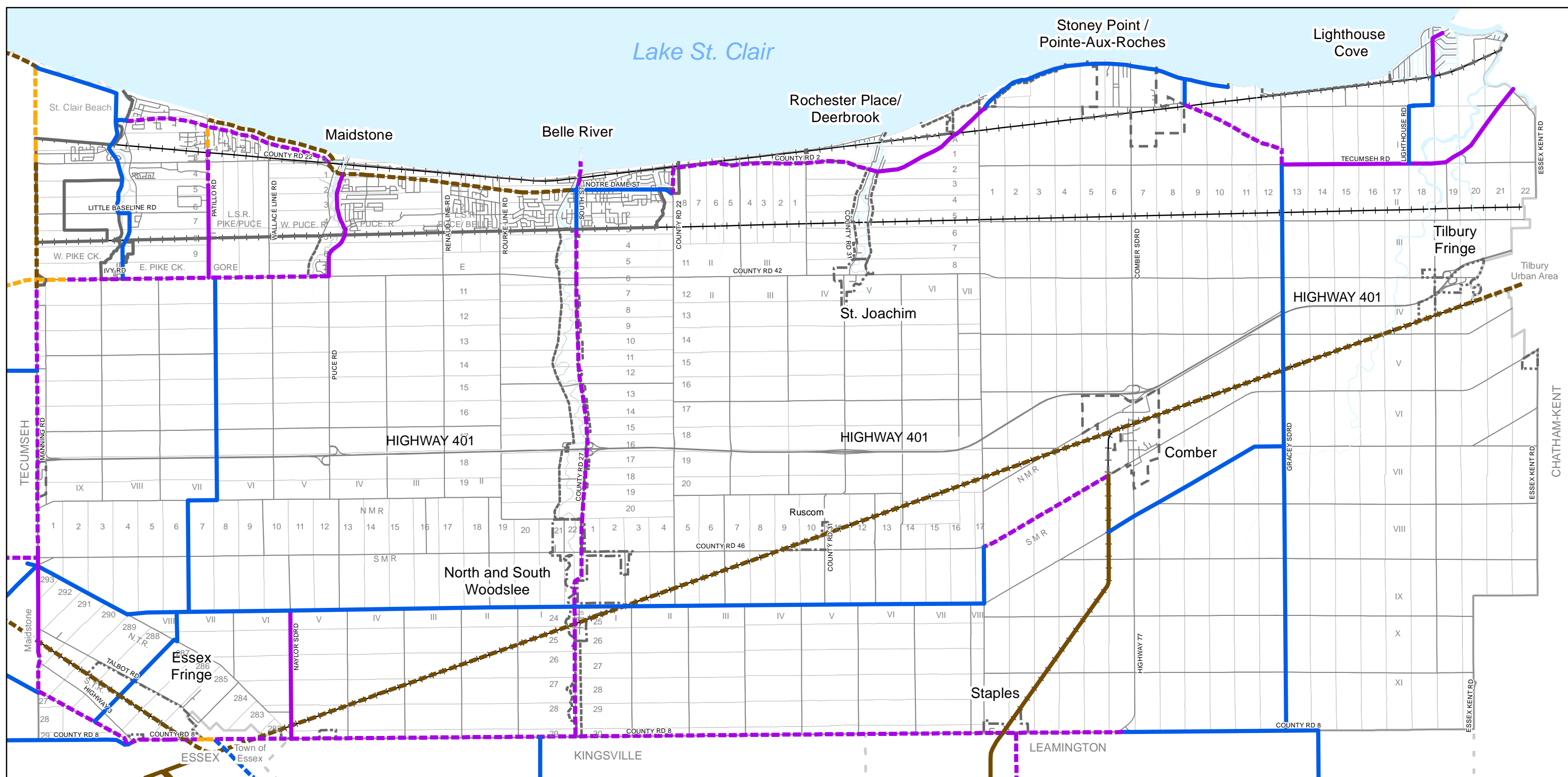
**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**

Revised based on County modifications (March, 2023)

**SCHEDULE "D2"
ROAD CLASSIFICATION
(Maidstone and Belle River Urban Areas)**



M:\Jobs\2009\14_09208.001.P01 - Town of Lakeshore\Mapping\GIS\mxd\2020 03 03\PM_Schedule_D3_Active_Transportation.mxd



ACTIVE TRANSPORTATION (SECTION 7.2.4)

COUNTY WIDE ACTIVE TRANSPORTATION MASTER PLAN

PROPOSED

- Multi-Use Trail
- Paved Shoulder
- Signed Route
- Bike Lane

EXISTING

- Multi-Use Trail
- Paved Shoulder
- Signed Route

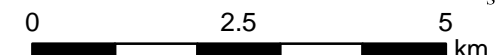
LEGEND

- Urban Area Boundary (Primary)
- - - Urban Area Boundary (Secondary)
- - - Hamlet Area Boundary (Secondary)
- - - Waterfront Area Boundary (Secondary)
- - - Urban Fringe Area Boundary (Secondary)
- Municipal Boundary

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

**Municipality of Lakeshore Official Plan
Official Plan Amendment 16
Adopted by Council (By-law 24-2021)**
Revised based on County modifications (March, 2023)

**SCHEDULE "D3"
ACTIVE TRANSPORTATION**





Municipality of Lakeshore Official Plan Update

Regular Council Meeting - February 6, 2024



Municipality of / Ville de Lakeshore

Official Plan

Official Plan Amendment 16



*A progressive municipality of
healthy, integrated communities*

Adopted by Council
(By-law 24-2021)



Outline

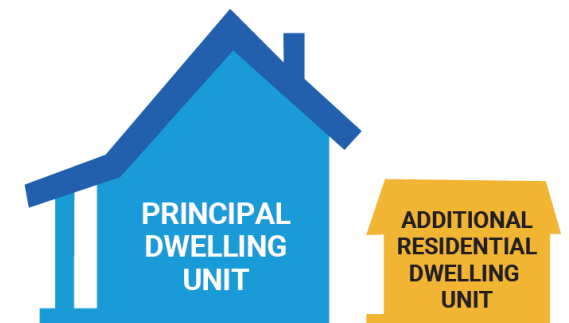
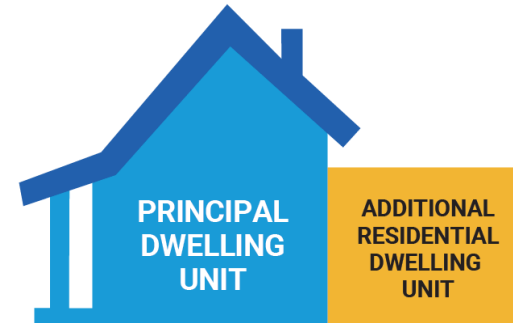
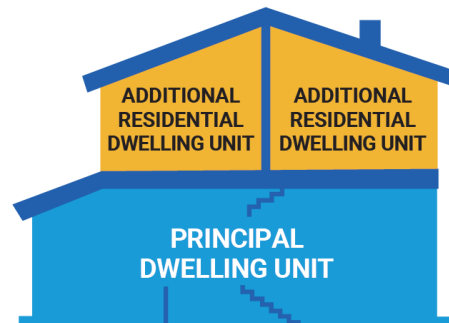
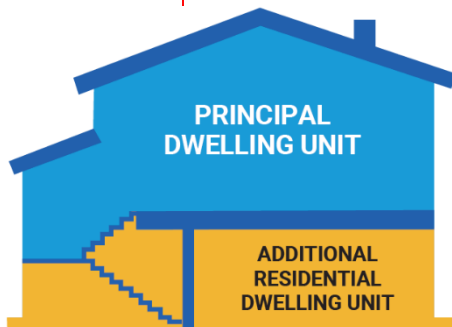
1. Additional Residential Units
2. Urban Fringe
3. Wallace Woods

What are Additional Residential Units?

- **Additional residential units (ARUs)** are self-contained residential units located on the same lot as a primary dwelling unit. ARUs include individual kitchen facilities, washroom facilities, and living spaces.
- Terminology can vary from municipality to municipality with **ARUs** also known as **secondary suites**, **second units**, and/or **secondary dwelling units**.
- Following amendments to the *Planning Act* resulting from **Bill 108** and **Bill 23**, municipalities are enabled to permit up to **three** dwelling units, in appropriate areas.

ARUs can be Located:

- Within the principal dwelling (i.e., basement apartment);
- Attached to the principal dwelling (i.e., above an attached garage); and
- In a detached accessory building (i.e., standalone dwelling unit).

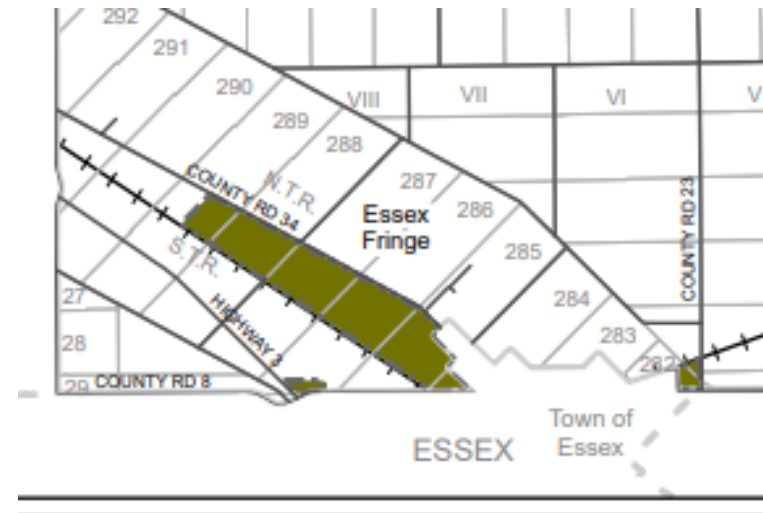
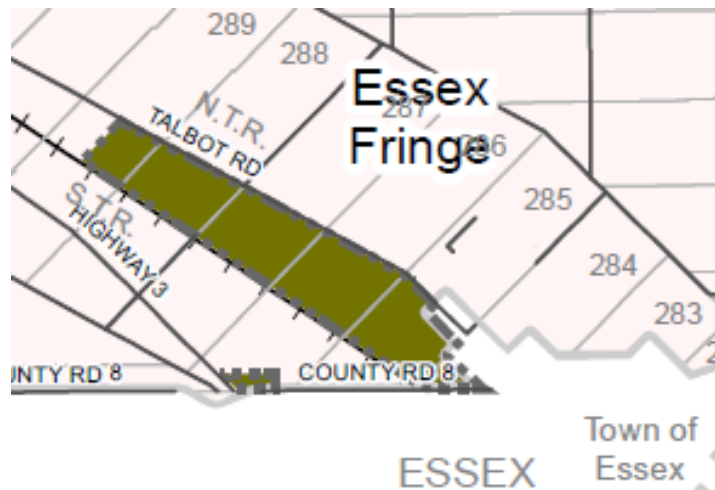


Lakeshore Official Plan Changes - ARU

- To bring the new Lakeshore Official Plan into conformity with *Planning Act* and unlock greater housing opportunities, the following modifications and criteria are proposed:
 - Replacing existing terminology with “Additional Residential Unit” and “ARU”;
 - Permitting ARUs, as of right, in the Residential Designation, and subsequent zones in the Zoning By-law.
 - Permitting ARUs, in other designations (e.g. the Hamlet Designation and Agricultural Designation), subject to a site-specific rezoning to allow for confirmation of servicing, parking, lot area, and frontage;
 - Identifying a maximum gross floor area for an ARU in the Zoning By-law;
 - Requiring frontage along, and access to/from, a public road;
 - Demonstrating adequate servicing can be provided, with consideration for the completion of the Denis St. Pierre Plant;
 - Demonstrating sufficient off-street parking; and
 - Prohibiting future consent applications to sever an ARU.

Urban Fringe

- The County has responded that they do not agree with the expansion of the Urban Fringe designation.
- Requested that the mapped area be changed back to what is identified in the current Official Plan.
- Administration will advise the affected land owners.



Wallace Woods Phasing Policy

- The Secondary Plan will contain land use schedules to change the designations of land from “Urban Reserve” to the desired future uses, which are currently underway.
- Removal of the “75% policy” which required 75% of the lands to be developed prior to new lands coming online.
- Introducing a policy that requires the development of Outline Plans to confirm phasing and more detailed land use framework/road patterns.

Municipality of Lakeshore – Report to Council

Growth and Sustainability

Community Planning



To: Mayor & Members of Council
From: Tammie Ryall, RPP, Corporate Leader – Growth and Sustainability
Date: January 19, 2024
Subject: Delegation of Minor Zoning By-law Amendments

Recommendation

Direct Administration prepare a report to Council to consider amending the Official Plan to allow for minor zoning by-law amendments to be delegated to either a Committee of Council or an individual under Section 39 of the *Planning Act*; and

Direct Administration prepare a by-law to authorize the delegation of minor zoning by-law amendments related to consent to sever surplus farm dwelling applications to the Committee of Adjustment, all as presented at the February 6, 2024 Council meeting.

Background

The *Planning Act* is the legislation governing the administration of land use planning in Ontario. Under this legislation, municipal councils have the authority to pass zoning by-laws. A recent amendment to the *Planning Act* will allow the delegation of minor zoning changes to either a member of administration, or a committee of Council. (Attachment 1, Excerpt from the *Planning Act*). These changes under Section 39 of the *Planning Act* were made by the Province to help support the streamlining of the land use planning processes.

The changes to the *Planning Act* state that:

- (1) Delegation of authority can be to a committee of council or to an individual who is an officer, employee or agent of the municipality;
- (2) There must be an Official Plan in effect which specifies that minor zoning by-laws can be delegated;
- (3) A minor zoning amendment can include a by-law to remove a holding symbol (H symbol) or a by-law to authorize the temporary use of land, buildings or structures;
- (4) A delegation by-law may include conditions; and
- (5) A council may, be by-law, withdraw the delegation.

Comments

Administration is of the opinion that using the ability to delegate the approval of minor zoning changes could be beneficial to Lakeshore by streamlining the approvals process for applicants, and be more efficient for Administration, saving time and costs.

As a first step towards using this delegation authority, Administration recommends Council consider delegating zoning by-law amendments related to a surplus farm dwelling consent application to the Committee of Adjustment. Delegating the authority to the Committee of Adjustment will allow the consent to sever application and the zoning change to be considered by the Committee of Adjustment at the same time. This will streamline the process and provide certainty for the applicant due to not having a time lag between the Committee of Adjustment review of the consent, and later the Council review of the zoning change. It will also streamline staff processing of the applications as the review and public notice of both applications can occur at the same time.

Over the past 3 years, approximately 12 zoning by-law amendments related to surplus farm dwellings have come before Council.

As mentioned above, in order to delegate the authority to approve minor zoning by-law amendments, the Official Plan would need to be amended, as Section 39 requires that there be policy direction in the Official Plan. An example of Official Plan policy dealing with delegation of minor zoning changes, workflows and a list of 8 other municipalities who passed Official Plan amendments is appended (Attachment 2).

It is recommended that Administration prepare a report to Council to amend the Official Plan to allow for minor zoning by-law amendments to be delegated. As well, it is recommended that Administration research implementation procedures and prepare a by-law to authorize the Committee of Adjustment to decide on minor zoning by-law amendments related to consent to sever surplus farm dwelling applications.

After this has been implemented, as a second step, Administration could prepare a report for Council to consider delegating to either the Committee of Adjustment or a member of Administration the following:

- (1) temporary use by-laws;
- (2) extending temporary use by-laws;
- (3) removing holding (“H”) provisions;
- (4) site-specific rezonings such as adding a permitted use to a property;
- (5) zoning amendments that are required as a condition of approval for a provisional consent application, which has received no objections from the public or agencies during the circulation period.

Others Consulted

WSP Planning Consultants

Financial Impacts

The financial impacts of amending the Official Plan and preparing a delegation by-law - can be described in more detail in a future report to Council. It is noted that generally, the costs can be covered through the Planning Consulting budget line.

Combining the review of a surplus farm dwelling severance and zoning change will save both Administration and residents time and public notice costs.

Attachments

Attachment 1, Excerpt from the *Planning Act*

Attachment 2, Example from the City of Toronto

Report Approval Details

Document Title:	Delegation of Minor Zoning By-law Amendments.docx
Attachments:	- Attachment 1 Planning Act Minor by-laws (Section 39).docx - Attachment 2 City of Toronto example OP policies.pdf
Final Approval Date:	Feb 1, 2024

This report and all of its attachments were approved and signed as outlined below:

Prepared by Tammie Ryall

Approved by Justin Rousseau and Truper McBride

Attachment 1, Excerpt from the Planning Act:

Minor by-laws — delegation

39.2 (1) Subject to subsection (2), the council of a local municipality may, by by-law, delegate the authority to pass by-laws under section 34 that are of a minor nature to,

- (a) a committee of council; or
- (b) an individual who is an officer, employee or agent of the municipality. 2021, c. 34, Sched. 19, s. 1.

Official plan requirement

(2) Subsection (1) does not apply unless there is an official plan in effect in the local municipality that specifies the types of by-laws in respect of which there may be a delegation of authority under that subsection. 2021, c. 34, Sched. 19, s. 1.

Same

(3) Without limiting the generality of the meaning of a by-law passed under section 34 that is of a minor nature, such by-laws may include,

- (a) a by-law to remove a holding symbol; and
- (b) a by-law to authorize the temporary use of land, buildings or structures in accordance with subsection 39 (1). 2021, c. 34, Sched. 19, s. 1.

Conditions

(4) A delegation of authority made by a council under subsection (1) may be subject to such conditions as the council, by by-law, provides. 2021, c. 34, Sched. 19, s. 1.

Withdrawal of delegation

(5) A council may, by by-law, withdraw a delegation of authority made by it under subsection (1), and the withdrawal may be in respect of one or more by-laws in respect of which a final disposition was not made before the withdrawal. 2021, c. 34, Sched. 19, s. 1.

Section Amendments with date in force (d/m/y)

Attachment 1: Plain Text of Recommended Official Plan Amendment 660

Plain text of the recommended OPA 660 is included, below.

5.1.9 Delegated Authority for Minor Zoning By-laws

The *Planning Act* allows Council to delegate authority to pass zoning by-laws that are of a minor nature to a committee of Council or to an authorized individual, if enabling Official Plan policies are in place.

A minor zoning by-law must additionally have delegation authority through a municipal by-law, which provides implementation details and is to be read together with these policies.

Policies

1. Council may, by by-law, delegate the authority to pass by-laws under section 34 of the *Planning Act* that are of a minor nature to a committee of Council or an individual who is an officer, employee or agent of the municipality and referred to as the "delegate" for the purposes of Sections 5.1.9 and 5.1.10 of this Plan.
2. Council may delegate one or more of the following types of minor zoning by-laws:
 - a) a by-law to remove a holding provision, including any associated zoning provisions where applicable, where the conditions for the removal of the holding provision have been satisfied;
 - b) a by-law to authorize the temporary use of land, buildings or structures in accordance with subsection 39(1) of the *Planning Act*, including any grant of extension in accordance with subsection 39(3) of the *Planning Act*;
 - c) a by-law to amend Zoning By-law 569-2013 to bring in lands that are not currently subject to Zoning By-law 569-2013, where the owner of the lands consents and no substantive additional permissions are granted beyond what is permitted in the currently applicable zoning by-law; and
 - d) without limitation, a housekeeping by-law to amend Zoning By-law 569-2013 or a site-specific zoning by-law, for the purpose of:
 - i. correcting errors or omissions; and/or
 - ii. making technical and/or stylistic revisions;

provided that the purpose, effect, intent, meaning and substance of Zoning By-law 569-2013 or site-specific zoning by-law are in no way affected.

5.1.10 Alternative Measures for Informing and Obtaining the Views of the Public

The Official Plan can set out alternative measures to the requirements of the *Planning Act* that may be used for informing and obtaining the views of the public regarding proposed Official Plan amendments, a proposed Zoning By-law, community improvement plans, and proposed draft plans of subdivision.

Policies

1. The City may use the following alternative measures for the purpose informing and obtaining the views of the public related to minor zoning by-laws, where applicable:
 - a) after a notice of complete application is given and where the City Clerk is required to provide notice to the general public of the complete application, the City Clerk will provide such notice:
 - i. by email, or alternative method of service; and
 - ii. to such persons or public bodies in accordance with Policy 5.1.10.1 c) below.
 - b) where notice is required prior to making a decision respecting one or more of the by-laws contemplated in Policy 5.1.9.2, the notice will be provided by email, or alternative method of service, and address the following:
 - i. the date on which the decision will be made;
 - ii. how sufficient information and material will be made available to the public; and
 - iii. that only written submissions will be considered by the delegate and how the written submissions will be received by the City.
 - c) Notice required by b) above will:
 - i. be given to the applicant, and if there is no applicant, notice will be given to the owner or authorized agent of the owner.

- ii. not be given to prescribed persons or public bodies under the *Planning Act*, if in the opinion of the delegate the proposed by-law does not have any impact on an interest of the prescribed person or public body.
- d) a statutory public meeting will not be required.
- e) Policy 5.5.1 c) of the Official Plan does not apply to minor zoning by-laws contemplated in Policy 5.1.9.2.

Attachment 2: By-law to Adopt Official Plan Amendment 660

Authority: Planning and Housing Committee Item [*], as adopted by City of Toronto Council on [*].

CITY OF TORONTO

Bill ~

BY-LAW [##]-2023

To adopt Amendment 660 to the Official Plan for the City of Toronto respecting delegation of Minor Zoning By-laws.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas authority is given to Council under section 39.2(1) of the *Planning Act* and sections 20, 21 and 22 of the *City of Toronto Act, 2006* to delegate authority to pass by-laws under section 34 of the *Planning Act* that are of a minor nature to a committee of council or an individual who is an officer, employee or agent of the municipality;

Whereas subsection 39.2(2) of the *Planning Act* permits Council to delegate authority to pass by-laws under section 34 of the *Planning Act* that are of a minor nature to a committee of council or an individual who is an officer, employee or agent of the municipality where there is an official plan in effect that specifies the types of by-laws in which delegation of authority may be made, as established through this Official Plan Amendment;

Whereas subsection 34(14.3) of the *Planning Act* permits Council to use alternative measures for informing and obtaining the views of the public in respect of proposed zoning by-laws if the Official Plan sets out such alternative measures; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with section 17 of the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment 660 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on [*], 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 660 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

The Official Plan of the City of Toronto is amended as follows:

1. New Subsection 5.1.9 Delegated Authority for Minor Zoning By-laws is added, together with the following new non-policy text and policies:

"5.1.9 Delegated Authority for Minor Zoning By-laws

The *Planning Act* allows Council to delegate authority to pass zoning by-laws that are of a minor nature to a committee of Council or to an authorized individual, if enabling Official Plan policies are in place.

A minor zoning by-law must additionally have delegation authority through a municipal by-law, which provides implementation details and is to be read together with these policies.

Policies

1. Council may, by by-law, delegate the authority to pass by-laws under section 34 of the *Planning Act* that are of a minor nature to a committee of Council or an individual who is an officer, employee or agent of the municipality and referred to as the "delegate" for the purposes of Sections 5.1.9 and 5.1.10 of this Plan.
2. Council may delegate one or more of the following types of minor zoning by-laws:
 - a) a by-law to remove a holding provision, including any associated zoning provisions where applicable, where the conditions for the removal of the holding provision have been satisfied;
 - b) a by-law to authorize the temporary use of land, buildings or structures in accordance with subsection 39(1) of the *Planning Act*, including any grant of extension in accordance with subsection 39(3) of the *Planning Act*;
 - c) a by-law to amend Zoning By-law 569-2013 to bring in lands that are not currently subject to Zoning By-law 569-2013, where the owner of the lands consents and no substantive additional permissions are granted beyond what is permitted in the currently applicable zoning by-law; and
 - d) without limitation, a housekeeping by-law to amend Zoning By-law 569-2013 or a site-specific zoning by-law, for the purpose of:
 - i. correcting errors or omissions; and/or

- ii. making technical and/or stylistic revisions;

provided that the purpose, effect, intent, meaning and substance of Zoning By-law 569-2013 or site-specific zoning by-law are in no way affected.”

- 2. New Subsection 5.1.10 Alternative Measures for Informing and Obtaining the Views of the Public is added, together with the following new non-policy text and policies:

"5.1.10 Alternative Measures for Informing and Obtaining the Views of the Public

The Official Plan can set out alternative measures to the requirements of the *Planning Act* that may be used for informing and obtaining the views of the public regarding proposed Official Plan amendments, a proposed Zoning By-law, community improvement plans, and proposed draft plans of subdivision.

Policies

- 1. The City may use the following alternative measures for the purpose informing and obtaining the views of the public related to minor zoning by-laws, where applicable:
 - a) after a notice of complete application is given and where the City Clerk is required to provide notice to the general public of the complete application, the City Clerk will provide such notice:
 - i. by email, or alternative method of service; and
 - ii. to such persons or public bodies in accordance with Policy 5.1.10.1 c) below.
 - b) where notice is required prior to making a decision respecting one or more of the by-laws contemplated in Policy 5.1.9.2, the notice will be provided by email, or alternative method of service, and address the following:
 - i. the date on which the decision will be made;
 - ii. how sufficient information and material will be made available to the public; and
 - iii. that only written submissions will be considered by the delegate and how the written submissions will be received by the City.
 - c) Notice required by b) above will:
 - i. be given to the applicant, and if there is no applicant, notice will be given to the owner or authorized agent of the owner.

- ii. not be given to prescribed persons or public bodies under the *Planning Act*, if in the opinion of the delegate the proposed by-law does not have any impact on an interest of the prescribed person or public body.
- d) a statutory public meeting will not be required.
- e) Policy 5.5.1 c) of the Official Plan does not apply to minor zoning by-laws contemplated in Policy 5.1.9.2.”

Attachment 3: by-law to Amend City of Toronto Municipal Code Chapter 415, Development of Land and Chapter 169, City Officials

Authority: Planning and Housing Committee Item [*], as adopted by City of Toronto Council on [*].

CITY OF TORONTO

Bill ~

BY-LAW [##]-2023

To amend City of Toronto Municipal Code Chapter 415, Development of Land, and Chapter 169, Officials, City, respecting the delegation of certain Minor Zoning By-laws.

Whereas authority is given to Council under section 39.2(1) of the *Planning Act* and sections 20, 21 and 22 of the *City of Toronto Act, 2006* to delegate authority to pass by-laws under section 34 of the *Planning Act* that are of a minor nature to a committee of council or an individual who is an officer, employee or agent of the municipality;

Whereas subsection 39.2(2) of the *Planning Act* permits Council to delegate authority to pass by-laws under section 34 of the *Planning Act* that are of a minor nature to a committee of council or an individual who is an officer, employee or agent of the municipality where there is an official plan in effect that specifies the types of by-laws in which delegation of authority may be made;

Whereas concurrently with the enactment of this By-law, Council has adopted Amendment 660 to the City of Toronto's Official Plan to establish policies specifying the types of by-laws in respect of which delegation of authority may be made;

Whereas subsection 39.2(4) of the *Planning Act* and sections 20, 21 and 22 of the *City of Toronto Act, 2006*, authorize Council to impose any conditions and procedures, as deemed appropriate, on the delegation of certain powers and duties;

Whereas Council through this By-law, delegates authority to pass minor zoning by-laws to remove a holding provision in a zoning by-law to the Chief Planner and Executive Director, and their designate, subject to conditions;

The Council of the City of Toronto enacts:

1. City of Toronto Municipal Code Chapter 415, Development of Land is amended by adding a new Section 415-18.2 as follows:

§ 415-18.2. Delegation of Minor Zoning By-Laws.

- A. The Chief Planner and their designate is delegated the authority to pass a Minor Zoning By-law under Section 39.2 of the *Planning Act*.
- B. A "Minor Zoning By-law" means:

- (1) a by-law to remove a holding provision from a zoning by-law, including any associated zoning provisions where applicable, where the conditions for the removal of the holding provision have been satisfied.
 - C. Despite Section 415-18.2.A above, the Chief Planner and their designate are not delegated the power to remove a holding provision from a zoning by-law where a condition to be satisfied relates to, or has an impact on any expenditures of City funds not previously authorized by Council.
 - D. Any existing by-law containing a holding provision that references the satisfaction of Council shall be deemed to be interpreted as to the satisfaction of the Chief Planner and their designate, subject to Section 415-18.2.C above.
 - E. The City Clerk shall determine in each circumstance whether notice will be provided by email or such alternative method as deemed appropriate;
 - F. Despite Section 415-18.2.A., nothing shall prevent the Chief Planner and their designate from making recommendations to Council regarding any by-law delegated in Section 415-18.2.B above through the appropriate Committee of Council.
2. City of Toronto Municipal Code Chapter 169, Officials, City, Section 169-2.4 is amended by adding a new subsection C as follows:
 - "C. The City Clerk may process by-laws if the Chief Planner and Executive Director, City Planning and their designate exercises delegated authority under Section 415-18.2 of the Toronto Municipal Code."
 3. City of Toronto Municipal Code Chapter 169, Officials, City, Section 169-5.2 is amended by adding a new subsection E as follows:
 - "E. If the Chief Planner and Executive Director, City Planning and their designate exercises delegated authority under Section 415-18.2 of the Toronto Municipal Code, the City Solicitor will submit the by-law to the City Clerk for processing under Section 169-2.4.C. of the Toronto Municipal Code."
 4. Section 1, Section 2 and Section 3 come into force and effect on the day Amendment 660 to the Official Plan of the City of Toronto is in force and effect.

Enacted and passed on [date], 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Attachment 4: Summary Chart of Jurisdictional Review

Bill 13, the *Supporting People and Businesses Act, 2021*, introduced a new section 39.2 to the *Planning Act*, enabling municipal councils to delegate, by by-law, the authority to pass zoning by-laws that are of a minor nature to a committee of Council or an individual who is an officer, employee or agent of the municipality. The chart below shows how a number of other Ontario municipalities have recently introduced Official Plan policy to this effect.

Municipality	OPA Adopted	Types of Minor Zoning By-laws			
		Removal of "H"	Temporary Use	Housekeeping	Other
Brampton	July 2022	X		X	
Brantford	December 2022	X	X	X	X
Halton Hills	June 2022	X	X		X
Hamilton	August 2022	X	X	X	X
Kingston	April 2022	X			X
London	June 2022	X		X	
Mississauga	July 2022	X			
Oakville	March 2022	X	X	X	

Attachment 5: High-level Process Diagram for Removal of a Holding ("H") Symbol

Existing Process – Council Approval

Application to Remove a Holding ("H") Symbol.

- Applicant submits information & materials.
- Applicant pays application fee.

Notice of Complete Application

- City Clerk issues Notice.
- Application information available on the Application Information Centre.

Application Review

- Staff review information & materials to determine whether conditions of the H have been satisfied.
- Staff write a report to recommend removal of the H.

Community Consultation Meeting

- Staff host a Community Consultation Meeting for the application.

Decision of Community Council

- Community Council considers Staff's recommendations and makes a decision.
- Members of the public may provide input at Community Council. No statutory meeting requirement.

Decision of City Council

- City Council makes a final decision.

By-law Enacted

- City Solicitor submits the bill. Council enacts the removal of the H.
- City Clerk assigns a number and publishes the by-law.

 Existing process steps to be delegated

Recommended Process – Delegated Authority to the Chief Planner

Application to Remove a Holding ("H") Symbol.

- Applicant submits information & materials.
- Applicant pays application fee.

Notice of Complete Application

- City Clerk issues Notice.
- Notice includes information on how members of the public can provide written input.
- Application information available on the Application Information Centre.

Application Review

- Staff review information & materials to determine whether conditions of the H have been satisfied.
- Staff submit recommendation to the Chief Planner to remove the H.

Decision of the Chief Planner

- Chief Planner considers Staff's recommendation and written public input.
- Chief Planner makes a decision.

By-law Enacted

- City Solicitor submits the by-law to the City Clerk.
- City Clerk assigns a number and publishes the by-law.

 Recommended process change

Municipality of Lakeshore

By-law 19-2024

Being a By-law to amend By-law 2-2012, Housekeeping Amendment of the Zoning By-law for the Municipality of Lakeshore (ZBA-01-2024)

Whereas By-law 2-2012 is the Municipality's comprehensive zoning by-law regulating the use of lands and the character, location and use of buildings and structures within the Municipality of Lakeshore;

And whereas the Council of the Municipality of Lakeshore deems it expedient and in the best interest of proper planning to further amend By-law 2-2012;

And whereas this amendment is in conformity with the Lakeshore Official Plan;

Now therefore the Council of the Municipality of Lakeshore enacts as follows:

1. Section 4.0 Definitions, Item 70 f): "DWELLING, SECONDARY FARM" is replaced with the following definition:

DWELLING, SECONDARY FARM – shall mean a *dwelling* that is used for housing of full-time farm labour and their families.

2. The following definition for "SEASONAL FARM ACCOMMODATION" is inserted in consecutive order of Section 4.0 Definitions:

SEASONAL FARM ACCOMMODATION – shall mean a *dwelling* that is used for temporary housing of seasonal farm labour and their families and may include a *bunkhouse* or *mobile home*.

3. The following definition for "BUNKHOUSE" is inserted in consecutive order of Section 4.0 Definitions:

BUNKHOUSE – shall mean a *building* used for the accommodation of seasonal farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunkhouse is located on a farm.

4. Section 6.0 General Provisions, 'Section 6.49 Secondary Farm Dwelling' is repealed in its entirety and replaced with the following:

6.49 Secondary Farm Dwellings

6.49.1 The following provisions shall apply to a *secondary farm dwelling*, where it is permitted by this By-law:

- a) a *secondary farm dwelling* shall only be permitted where the size and nature of the agricultural operation requires additional employment, and the *secondary farm dwelling* shall only be used for full time farm help;
- b) the *secondary farm dwelling* shall be located on the same *lot* and *accessory* to the *main dwelling*;
- c) servicing shall be provided to the satisfaction of the appropriate approval authority;
- d) a *consent* for land division for a *secondary farm dwelling* shall not be permitted; and
- e) a *secondary farm dwelling* may not include the use of *bunkhouses* or *mobile homes*.

6.49.2 The following provisions shall apply to a *seasonal farm accommodation*, where it is permitted by this By-law:

- a) a *seasonal farm accommodation* shall only be permitted where the size and nature of the agricultural operation requires additional employment, and the *seasonal farm accommodation* shall only be used for farm help;
- b) the *seasonal farm accommodation* shall be located on the same *lot* and *accessory* to the *agricultural use*;
- c) servicing shall be provided to the satisfaction of the appropriate approval authority;
- d) a *consent* for land division for a *seasonal farm accommodation* shall not be permitted; and
- e) a *seasonal farm accommodation* may include the use of *bunkhouses* or *mobile homes*.

5. Section 7.0 Permitted Uses, 'Section 7.1 – Permitted Uses Table' is amended by adding the term seasonal farm accommodation under (b) Agricultural and Rural Uses and it shall be permitted in the 'Agriculture (A)' Zone by way of a dot placed in the zone column.

6. Section 9.0 Agriculture Zone Regulations, the Zone Regulations table is amended by inserting the following row between Minimum Lot Area and Maximum Lot Area:

Minimum Lot Area for <i>Secondary Farm Dwelling</i>	40.0 ha	
---	---------	--

7. This by-law shall come into force and take effect in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P. 13.

Read and passed in open session on February 6, 2024.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**